



# 497 VANCOUVER Avenue Penticton British Columbia

\$1,150,000

Nestled in the coveted Vancouver Hill area, this charming home epitomizes uniqueness & versatility. With impending Airbnb regulations, this property stands as a prime investment, perfectly poised to cater to vacationers while complying with new housing laws for years to come. Pristine landscaping & timeless character, the residence boasts a picturesque ambiance, accentuated by views of Okanagan Lake & the mountains from its private patio & mere steps from the beach, marina, wineries, KVR Trail, & downtown. Inside, the home exudes original charm while benefiting from over \$100K of upgrades. The main floor has stunning flooring & natural light streaming thru large windows. A gas fireplace adds to the inviting living room & a gourmet kitchen boasts quartz countertops, wall oven, gas cooktop, eating nook & a private patio offers an ideal setting for gatherings. The main floor hosts a master retreat, complete with a walk-thru closet & access to a 3pc bthrm, & a laundry rm. The upper level has a spacious bdrm with its own 3pc ensuite. On the lower level is a family rm with access to an outdoor sitting area & a full 4pc bthrm. Additionally, a dedicated area on this floor features a 3rd bdrm with its own 3pc ensuite, a versatile TV/office space, & a gym with outside access. Various living arrangements, offering potential as an in-law suite or guest quarters. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls. (id:6769)

- Living room 19' x 22'8"
- Kitchen 13'7" x 15'
- Primary Bedroom 13'5" x 11'1"
- Other 10'1" x 10'
- Foyer 12'6" x 11'6"
- Partial bathroom Measurements not available
- Laundry room 10' x 8'
- Wine Cellar 12'2" x 7'7"
- Recreation room 15'11" x 18'3"
- Bedroom 10'4" x 11'2"
- Partial ensuite bathroom Measurements not available
- Utility room 16'7" x 15'8"
- Other 10'1" x 10'

Listing Presented By:



Originally Listed by:  
RE/MAX Penticton Realty

<https://www.simpsonsellspenticton.ca/>



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**Bedroom** 25'6" x 14'6"

**Full bathroom** Measurements not available

**Partial bathroom** Measurements not available

**Family room** 9'6" x 10'2"