



## 5071 Lipkovits Road Kelowna British Columbia

\$1,775,000

EXCEPTIONAL property in private rural setting on .89 acre lot yet close to most amenities. 7 bedrooms (2 with ensuites, 2 with w/i closets), 2 dens, 5 bathrooms, 2 gas f/p. IMPRESSIVE high end finishing and lots of recent renovations & updates, including new carpet & grout, most light fixtures replaced in & out, sink taps, custom blinds & remote mechanical roller sunshades, paint, stairs/railings added from deck. IMPECCABLE yard with paved driveway to house, freshly installed gardens & border hedges, new fencing, fresh rock all over compound & gardens (103 tonnes), and new turf. Plans drawn & ready for 39x40 shop. Footings in place for shop. Attached oversized heated triple garage with direct access to mudroom & XL butlers pantry (r/i for additional sink), as well as laundry room w/sink and even pet wash station. Gas boiler, in-floor radiant heat up and down, hot water on demand. Large patio with beautiful views (2 gas h/u), and large lower patio. Excellent set up for extended, large families and multigenerational options with 3 separate living options including secondary kitchen appliances & bachelor studio kitchenette appliances included. Basement laundry can be relocated to mechanical room if preferred. Lots of room for pool. Gorgeous city, valley & lake views throughout. This EXTRAORDINARY private estate showcases Okanagan living at its finest! Note - Pantry fridge, upstairs laundry washer/dryer, Primary Bedroom Curtains and portable fencing not included. (id:6769)

4pc Bathroom 10'0" x 6'0"

Utility room 12'0" x 10'0"

Other 19'6" x 12'6"

Den 10'5" x 15'9"

3pc Ensuite bath 8'0" x 6'0"

Bedroom 21'0" x 14'8"

Bedroom 12'0" x 12'0"

Bedroom 15'0" x 13'0"

Bedroom 12'6" x 12'6"

Kitchen 13'8" x 10'0"

Family room 15'6" x 18'0"

Pantry 9'0" x 9'0"

Laundry room 8'0" x 11'0"

Den 11'0" x 14'0"

2pc Bathroom 6'0" x 5'0"

4pc Bathroom 10'0" x 7'0"

Bedroom 15'0" x 12'0"

Bedroom 16'0" x 11'0"

4pc Ensuite bath 10'0" x 10'0"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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Royal

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