



640 ROANOKE Avenue Kelowna British Columbia

\$1,249,000

BEAUTIFULLY RENOVATED 3 BED + DEN HOME NEAR KNOX AND LAKE! This home has it all! This home was professionally lifted and full grade level basement added, main floor expanded, and the home remodelled with "MODERN FARMHOUSE" style, new HVAC, ducting, windows, electrical, bathrooms, inside and out! Classy Solid Wood plank Posted Fencing, Mature landscaping, and huge veranda deck invite you in! Restored Oak hardwood, New Fir floors in much of home, wood benches, crown moldings, classy wood encased windows, bright spacious floor plan, curved arch doorways, modern light decor. Large living room with picture window. Office c/b 3rd bedroom. White shaker Kitchen w/ quality copper "Cafe" appliances, laminate floors. Chic 4 piece main bath, sculpted heated tile, heritage arches add character. Big primary bedroom, built-in custom cabinets & View of Knox. Cute Bay window in back foyer with reclaimed solid fir seating, floors & cabinets overlooks backyard. 13 yr old Grade level basement w/ sep entrance, easy to suite. Fir floors down, 2 Big beds, Rec Room, 3 piece bathroom, heated tile, pebble stone shower, huge mudroom. Landscaped backyard, gorgeous exposed aggregate/stamped patio, cedar enclosed outside shower, heated chicken coop. Stunning 2023 built heated sports garage, 200 amp panel, Upscale 5.74 KW SOLAR PANELS are a money saver. Sink, roller door, workshop area, on demand hot water! Walk to Knox trails, Lake & Beach in a growing area sure to become the "KITSILANO of Kelowna". (id:6769)

Foyer 8'11" x 8'2"

Mud room 15'10" x 11'4"

Utility room 7'11" x 5'4"

Laundry room 8'5" x 8'10"

3pc Bathroom 8'5" x 9'5"

Bedroom 14'5" x 10'1"

Bedroom 10'2" x 10'1"

4pc Bathroom 10'7" x 5'1"

Primary Bedroom 12' x 13'7"

Foyer 6'10" x 6'11"

Family room 11'6" x 10'7"

Dining room 10'7" x 9'11"

Kitchen 17'10" x 12'2"

Living room 10'7" x 10'11"

Listing Presented By:



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