



# 640 ROANOKE Avenue Kelowna British Columbia

\$1,039,000

LIVE ONLY STEPS FROM KNOX TRAILS, LAKE AND BEACH. EXTENSIVELY RENOVATED Character home with Kitsilano Vibe. Just Reduced...Incredible Value with Fall Certified Appraisal on file at \$1,199,000! This home blends charm with modern comfort! Solid wood posted fencing, mature landscaping and covered veranda deck greet you. Inside you'll find restored oak hardwood, extensive warm fir floors and trims, crown mouldings, wood-encased windows, curved archways and more. Bright main floor offers spacious living room, large front den (could be made into 4th bedroom). Large white Shaker wood kitchen, Copper Cafe appliances, & view of Knox mountain from sink. Arched entrance to dining room. Main floor Primary bedroom with fir floors, custom floor-to-ceiling built-ins. Beautiful 4 piece bathroom full of character! Large feature Back Bay window foyer overlooks back yard, with open fir stairs down. Downstairs offers a full grade-level daylight basement with amazing Suite potential -- 2 large bedrooms, Family room, Updated 3-piece bath with heated tile and pebble stone shower. Huge mudroom. Updated Hi-eff furnace, Central Air, PEX plumbing, 200 AMP Electrical with 2 panels, 3 Yr old 5.74KW SOLAR PANELS for Energy and Green Utility Cost savings! Private backyard with raised gardens, stamped patio, cedar outdoor shower and heated chicken coop. 2023-built Heated Sports 1 Car Garage/workshop) with on-demand hot water. Walk to Knox Mountain Trails, Park, Lake and Town. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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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 12'8" 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' x 10'7"

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Family room 18'8" x 11'