



## 873 Royal Troon Lane Kelowna British Columbia

\$1,475,000

Motivated Seller has priced this gorgeous Black Mountain Walkout Rancher significantly less than what it was purchased for, seeking a quick sale with quick possession! GST has already been paid in this lightly lived in home. With an oversized lot, it allows for 6 vehicles off street, an area large enough for a modest pool and or hot tub, plus a lower covered patio area to enjoy the views. Located near the end of a cul-de-sac and a walking trail, there is minimal traffic and plenty of privacy. The captivating mountain views and natural light abound with the massive vaulted ceilings and oversized windows. The spacious main level offers a great room concept ideal for entertaining indoors or on the oversized covered patio, easily accessed by the sliding doors. A scullery and spacious mudroom, laundry room, provide convenience and ample storage. The primary bedroom has its own access to the deck, a massive ensuite and a walk in closet. A 2nd bedroom, or large office, has vaulted ceilings and a large closet. The full 3 piece bath complete this level. The lower walkout level provides a spacious recreation and family room, complimented with a wet bar and two beverage fridges. 2 additional bedrooms and a 4 piece bath are perfect for an extended family or guests. A mortgage helper legal 1 bedroom suite is self contained and has access off the side of the home. (id:6769)

3pc Bathroom 5'4" x 11'10"  
Bedroom 12'7" x 12'2"  
4pc Bathroom 10'6" x 5'2"  
Bedroom 11'2" x 10'4"  
Recreation room 23'9" x 18'6"  
Pantry 8'2" x 5'9"

Dining room 12'4" x 10'0"  
Kitchen 12'4" x 14'0"  
Living room 15'10" x 17'0"  
3pc Bathroom 8'4" x 6'1"  
Bedroom 11'8" x 12'0"  
Foyer 8'6" x 15'2"

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