



## 8900 Jim Bailey Road 95 Kelowna British Columbia

\$625,000

This stunning 3bed Monarch XL home in the desirable Deer Meadows community is packed with upgrades and ready for you to move right in. Enjoy NO PTT, SAVE \$29k in GST over a new build & skip the build time-- this modern home offers incredible value in the heart of the Okanagan. The Monarch XL offers the largest sqft floor plan in the community! Customized UPGRADED kitchen finishes include: quartz countertops, white shaker cabinets, under mount blanco sink, LED strip lighting, additional lower cabinet drawers for functional living (\$9555); Upgraded stainless steel fingerprint resistant appliances, a SMART slide in range, 36" french door fridge & more! (\$7875), bathroom upgrades boast quartz counters, rainfall shower head & tiled walls (\$7350). The upgraded electric fireplace feature is perfect for creating an inviting & cozy entertainment area. Outside, enjoy the sun on your 280sqft pressure treated deck & an added electric awning for extra comfort (\$20,475). Your backyard oasis is complete with a spacious lawn, garden boxes & outdoor storage shed! More thoughtful upgrades include a custom, built-in pantry/closet shelving, window tinting, water softener & filtration--all included! This lively community features brand-new pickleball courts, direct access to the Okanagan Rail Trail & minutes from the lake, wineries, golf & shopping. Whether you're retiring, investing, or relocating, this home has it all! SHORT TERM RENTALS ALLOWED! (id:6769)

Living room 12'10" x 15'

Primary Bedroom 12'11" x 12'4"

Laundry room 9'6" x 7'3"

Kitchen 14' x 16'11"

Other 23'1" x 11'2"

Dining room 12'11" x 9'2"

Bedroom 9'8" x 9'11"

Bedroom 9'6" x 10'0"

4pc Bathroom 12'10" x 4'11"

3pc Ensuite bath 7'6" x 8'6"

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