



96 YORKTON Avenue Penticton British Columbia

\$999,999

Located in a coveted neighborhood just minutes from Skaha Lake Park's pristine beach, waterpark, discovery play park, tennis courts, marina & boat launch as well expansive green park space with mature trees to enjoy a nature stroll or family gatherings in the park. Bring your paddleboard, kayak, boat & fishing gear, or just take a refreshing dip and then lounge on the beach enjoying the vibrant summer vibe that surrounds you. This home has operated successfully as a thriving day care for 10 years. It's thoughtfully set-up to accommodate someone looking to start a similar venture -- saving time and renovation costs, in an established, known location. Upgrades in 2014 include new 220 electrical, many new windows, insulated and finished detached garage, new furnace, new AC (heat pump) and new smoke alarms. As this neighborhood is already zoned for a coach house, the 583 detached, insulated garage could potentially be converted into a self-contained space for family or to generate rental income. As is, it's ready for a workshop, art studio or a detached office. A completely fenced south facing back yard, plenty of beautiful natural light, 2459 SF of living space, 4 bedrooms & mountain views make this home a warm inviting space for you and your family or your business. Close to restaurants, transit, amenities, shopping, schools & just a short drive across town to Okanagan Lake, farmer's market & more. Come view today! Measurements and sizes from I-GUIDE plans. (id:6769)

Mud room 14'8" x 15'0"

Kitchen 10'3" x 9'3"

Bedroom 12'2" x 8'10"

Sunroom 8'5" x 25'9"

Dining room 23'2" x 13'1"

Living room 23'3" x 18'4"

Bedroom 12'2" x 10'2"

6pc Bathroom Measurements not available

Storage 8'8" x 10'9"

Kitchen 9'10" x 17'6"

Bedroom 9'5" x 17'7"

Primary Bedroom 11'10" x 11'7"

Recreation room 12'0" x 17'3"

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Skaha Realty Group Inc.



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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