



# 1082 Lanfranco Road Kelowna British Columbia

\$780,000

Welcome home to Lanfranco Court, an excellent, small 55+ strata community located in the Lower Mission. This spacious 3 bedroom, 2 bathroom home with double car garage has everything you need with a flexible floorplan to entertain and accommodate guests. The guest bedroom with beautiful parkay flooring offers great closet space and is conveniently located next to the updated main bathroom and laundry room. The south facing study features a large arched window with vaulted ceiling, making this the perfect sitting room or office to enjoy views of the flower garden. The formal dining room flows nicely into the living room with wall to wall windows and cozy gas fireplace. You will notice the excellent condition of the hardwood floors as there are no pets allowed in this complex. Arched doorways lead to the updated and bright galley kitchen with high-end Fisher Paykel fridge, custom cabinetry and breakfast nook. Expanded primary closet and updated walk-in shower complete with niche done in sophisticated porcelain tile. Each bathroom offers a skylight and is connected to the HVAC system for convenient ventilation of the entire home. Enjoy many evenings on the tiled and covered patio (phantom screens on both entryways) with added gas connection for either your BBQ or fire-table. High-efficiency furnace, PEX plumbing, BRAND NEW hot water tank, A/C 2023, central vacuum included and 3' crawl space for added storage. Pride of ownership is evident here. Book your private showing today! (id:6769)

Bedroom 12'3" x 10'9"

Bedroom 10'8" x 12'5"

4pc Bathroom 4'11" x 8'

Utility room 6' x 4'5"

Laundry room 6' x 7'3"

4pc Ensuite bath 6' x 12'11"

Primary Bedroom 15'7" x 12'

Dining nook 7'4" x 8'1"

Kitchen 16' x 8'3"

Dining room 10'1" x 10'1"

Living room 25'6" x 14'2"

Listing Presented By:



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Royal

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