



## 307 Sumac Road Kelowna British Columbia

\$980,000

Welcome to this inviting move-in ready 3-bedroom, 2.5-bathroom home nestled in Rutland, conveniently located near schools and parks for family convenience. The main floor includes a comfortable living area, providing ample space for gatherings and everyday living. Upstairs, three bedrooms offer privacy and comfort, including a master suite with its own private bathroom and walkin closet. This home features a partially finished basement, offering flexibility for additional storage or living space with plumbing already roughed in. Outside, discover a spacious and well-maintained backyard, perfect for gardening, outdoor activities and relaxation. Updates throughout including newer roof, furnace/AC, hot water tank, flooring, appliances, counters, and much more! With its desirable location and practical layout, this home presents a wonderful opportunity for family living at its best! (id:6769)

Full bathroom 10'7" x 5'1"	Family room 11'11" x 15'11"
Primary Bedroom 14'10" x 11'3"	Laundry room 14'4" x 9'2"
Bedroom 13'5" x 14'5"	Partial bathroom 5'2" x 5'1"
Full bathroom 11'11" x 11'3"	Family room 14'4" x 12'3"
Bedroom 13'3" x 12'5"	Dining room 12'4" x 11'9"
Storage 29'7" x 12'1"	Living room 12'4" x 17'8"
Utility room 17'10" x 9'8"	Kitchen 15'4" x 14'0"
Office 11'9" x 12'2"	

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



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