



## 595 Yates Road 34 Kelowna British Columbia

\$859,000

Discover the perfect balance of comfort and functionality in this thoughtfully designed 1587 sq. ft. home. Nestled alongside a serene waterway, this property offers a unique lifestyle experience. The spacious living room and dining area are bathed in natural light, enhanced by a beautiful gas fireplace and ideal for quiet evenings or social gatherings. The kitchen stands out with its large island, generous counter space, and custom cabinetry, seamlessly connecting to the family room for a relaxed, open-concept layout. The brick accented fireplace adds to the more casual and comfortable family room. The walkout leads to a well-maintained yard, directly adjacent to the calming waterway; ideal for outdoor enjoyment. The primary suite is a retreat in itself, featuring ample closet space, and ensuite with larger vanity and storage, a soaker tub and shower and a makeup station. The bay window in the spacious bedroom frames the peaceful water view and the maculate gardens. A second bedroom, along with a full bath, provides comfort and privacy for guests. Additionally, the practical laundry room and dedicated office space with built-in storage offer convenience for daily living and working from home. This property is more than just a home; it's a rare opportunity to enjoy a lifestyle with a large community centre, indoor and outdoor pools, a gym, a meeting room, library, games rooms, billiards and more. Step outside of the community to find walking trails and shopping close by.

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Office 7'8" x 9'1"

Laundry room 7'9" x 9'5"

3pc Bathroom 4'10" x 8'1"

Bedroom 10'8" x 11'6"

Other 11' x 6'

4pc Ensuite bath 10'4" x 8'1"

Primary Bedroom 18'4" x 11'5"

Family room 15'11" x 10'

Kitchen 12'10" x 12'5"

Dining room 13'3" x 9'3"

Living room 18'3" x 14'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.sharonblack.ca/>



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