



# 497 VANCOUVER Avenue Penticton British Columbia

\$1,074,900

Located in the desirable Vancouver Hill area, this unique and adaptable Penticton home offers a distinctive investment opportunity new Airbnb regulations. Immaculate landscaping & timeless charm, the home presents a picturesque setting with views of Okanagan Lake & mountains from its private patio. Its prime location is just steps away from the beach, marina, wineries, KVR Trail, & the vibrant downtown core. Inside, the home maintains its original character while boasting over \$100K in recent upgrades. The main floor dazzles with beautiful flooring & abundant natural light from large windows that illuminate the open concept living area. A gas fireplace enhances the welcoming living rm, while the gourmet kitchen showcases quartz countertops, wall oven, gas cooktop, & a cozy eating nook. The kitchen opens onto a private patio, perfect for gatherings! The main floor also includes a tranquil primary suite with a walk-thru closet with access to a 3pc bthrm. The upper level features a spacious bdrm with a private 3pc ensuite, offering privacy & comfort for guests. The lower level has a generous family rm with access to an outdoor sitting area, full 4pc bthrm, 3rd bdrm with its own 3pc ensuite, versatile TV/office space, & a gym with outdoor access. This flexible layout is perfect for various living arrangements, inc an in-law suite or vacation guests. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & include all interior walls. (id:6769)

Laundry room 6'10" x 7'8"  
Partial bathroom Measurements not available  
Foyer 12'6" x 11'6"  
Other 10'1" x 10'

Family room 9'6" x 10'2"  
Full bathroom Measurements not available  
Gym 9'5" x 9'4"  
Utility room 16'7" x 15'8"

Primary Bedroom 13'5" x 11'1"  
Partial ensuite bathroom Measurements not available

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Bedroom 25'6" x 14'6"

Wine Cellar 12'2" x 7'7"