



## 60 Roy Avenue 101 Penticton British Columbia

\$1,250,000

Welcome to this brand new, move-in ready 2-storey half duplex with basement, offering suite potential and no strata fees! The main floor features a single attached garage, welcoming foyer, spacious open-concept living and dining area, large kitchen, and a 4pc bath. Upstairs, you'll find a bright loft space perfect for a rec room or home office, laundry conveniently located with the bedrooms, and three generous bedrooms--each with its own ensuite--including a primary with walk-in closet and 3pc ensuite. The basement offers a den, utility room, rec room with separate entry, a 3pc bath, and a bedroom--ideal for a future suite. Enjoy a fully fenced backyard and a fantastic location near Cherry Lane Mall, schools, shopping, and recreation! Contact the listing agent to view! (id:6769)

Loft 11'7" x 11'7"

4pc Bathroom 7'7" x 7'3"

Bedroom 13'8" x 10'6"

3pc Ensuite bath 8'2" x 4'11"

Bedroom 11'9" x 11'5"

3pc Ensuite bath 9'1" x 8'1"

Primary Bedroom 19'3" x 13'3"

Utility room 8'11" x 3'8"

Den 11'6" x 10'9"

3pc Bathroom 7'7" x 7'7"

Bedroom 12'11" x 11'6"

Kitchen 23'2" x 11'3"

4pc Bathroom 7'11" x 7'2"

Kitchen 11'4" x 10'

Dining room 11'8" x 7'9"

Living room 16'9" x 16'4"

Foyer 11'8" x 11'7"

Listing Presented By:



Originally Listed by:  
Royal LePage Locations West

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.