



1012 Arbor View Drive Kelowna British Columbia

\$1,440,000

Meticulously maintained and built to impress, this 3,600+ sq. ft. walkout rancher blends timeless craftsmanship with modern comfort. From the moment you enter, 15-foot ceilings and sun-filled windows create an elevated sense of space and warmth. The main level features 11-foot ceilings, and refinished Brazilian cherry hardwood that glows with pride of ownership. The open layout connects a spacious great room, gourmet kitchen with granite counters and raised island, and a large covered deck perfect for entertaining. The luxurious primary suite offers a spa-like ensuite with heated floors, his-and-hers sinks, a double soaker tub, and a separate shower. Downstairs, the bright walkout basement is ideal for family or guests -- complete with an in-law suite with separate laundry. A large bathroom with his and hers sinks. As well as 2 more bedrooms, a large games and family room, and a cozy gas fireplace. Outside, the private yard is pool-sized, hot-tub ready, and framed by meticulous landscaping. With 200-amp service, newer AC and hot water tank, underground sprinklers, and countless thoughtful upgrades, every detail has been carefully considered. Just steps to the brand-new shopping centre, top schools, and scenic trails, this is the perfect layout and location for a growing family in one of Kelowna's most desirable neighbourhoods. (id:6769)

Full bathroom 11'9" x 5'

Dining nook 9' x 8'10"

Kitchen 10' x 8'

Bedroom 13'3" x 11'7"

Family room 23'4" x 21'

Bedroom 11' x 9'10"

Living room 14'8" x 8'

Full bathroom 7'2" x 7'6"

Primary Bedroom 13'5" x 11'8"

Mud room 7' x 6'

Office 14'4" x 13'

Dining room 15' x 11'9"

Partial bathroom 5'10" x 5'6"

Laundry room 6' x 6'

Primary Bedroom 17'4" x 13'8"

Living room 19'6" x 16'8"

Foyer 18'9" x 8'

Kitchen 11' x 10'

Listing Presented By:



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eXp Realty (Kelowna)



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