



1012 Arbor View Drive Kelowna British Columbia

\$1,399,500

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 showcases 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. A bright south facing office or possible bedroom rounds out the main floor. Downstairs, the bright walkout basement is ideal for family or guests, complete with an in-law suite with separate laundry, two additional bedrooms, adjacent to a large bathroom with his and her sinks, a generous 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 A/C and hot water tank, underground sprinklers, and countless thoughtful upgrades, every detail has been carefully considered. Located just steps from the brand-new shopping centre, top schools, and scenic trails, and now priced below assessed value, this home offers an exceptional opportunity 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 12'1" Laundry room 8' x 6' 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.

Mud room 7' x 6'

Office 14'4" x 13'

Dining room 15' x 11'9"

Partial bathroom 5'10" x 5'6"

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

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Full bathroom 7'3" x 7'6"

Foyer 18'9" x 8'

Primary Bedroom 13'5" x 11'8"

Kitchen 17' x 11'

5pc Ensuite bath 13'5" x 11'3"

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