



# 1100 Clarence Avenue Kelowna British Columbia

\$2,495,000

Welcome to 1100 Clarence Avenue, a perfect blend of luxury, comfort, and family-friendly living in a quiet, desirable neighborhood. This modern 7-bedroom, 7-bath residence features a triple car garage and ample space for a growing family. Designed with energy efficiency in mind, it is Energy Step Code 3 compliant and includes rough-ins for a gas heater in the garage, an electric car charger, and electric/gas hookups for a pool or hot tub. As you step inside, an abundance of natural light floods the main floor through large windows, highlighting the elegant 12-ft. ceilings and Venetian plaster walls. The layout includes multiple walk-in closets and accent lighting. The kitchen is a true highlight, featuring high-end Jennair appliances, a spacious pantry, and a large island that is perfect for family gatherings. This home is ideal for a busy family and thoughtful design is clearly in evidence. The west-facing primary bedroom boasts its own balcony overlooking Okanagan Lake and downtown Kelowna. The lower floor features a rec room with a wet bar that provides an ideal space for relaxation. The upper and lower decks feature gas hookups to allow for seamless outdoor living. Additionally, a legal 2-bed/2-bath suite offers versatile options for hosting guests or earning rental income. Conveniently located near top-rated schools and the newly constructed Mission Village at the Ponds shopping mall, this remarkable house is an incredible opportunity to call home! (id:6769)

- Utility room 13'1" x 6'1"
- Recreation room 29'7" x 25'
- Bedroom 11'2" x 10'1"
- Bedroom 16'5" x 10'4"
- Other 9'7" x 6'7"
- 4pc Ensuite bath 8' x 5'
- 4pc Bathroom 8'4" x 11'
- Other 6'6" x 11'
- Foyer 8'2" x 8'1"
- 3pc Bathroom 9'6" x 5'1"
- 3pc Ensuite bath 8'2" x 5'
- Bedroom 12'1" x 14'1"
- Bedroom 12'7" x 13'8"
- 5pc Ensuite bath 15'9" x 7'11"
- Primary Bedroom 18'1" x 12'
- Dining room 10'7" x 11'7"

Listing Presented By:



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Royal LePage Kelowna



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Other 13'3" x 6'1"

Living room 17' x 24'2"

Laundry room 6'11" x 12'1"