



# 1175 Toovey Road Kelowna British Columbia

\$1,099,900

\$145,000 UNDER assessed value! Updated lake view 6 bed home PLUS shop, PLUS new office space above it, PLUS room for a pool! A complete package here on .43 acres nestled into the base of Mine Hill Park with total privacy backing onto crown lands. Over 3500 sqft with updates throughout. Oversized master suite with sitting area, fireplace and French doors that lead out to the wraparound deck and also to the rear patio with hot tub (included!). Oak and granite kitchen all brand new appliances including induction stove. Separate formal dining room. Vaulted ceilings. Living room with cozy fireplace and floor to ceiling windows (with new window coverings) that frame the incredible views. 2-3 beds up, 3 down...with family room, new cozy wood stove, 3rd bed/formal dining/additional flex space that could be used to expand the kitchen. Entertain in the completely private, backyard with hot tub & newly covered patio. Huge laundry/summer kitchen would be an easy In-law suite conversion with separate entrance. A newly added 576 sqft studio with kitchenette and bathroom above the garage offers space for a home based business - or use your imagination! Miles of hiking trails right outside your back door! Detached garage/shop with 220V wiring, heat, vacuum. Room for boat AND RV. New: hardware, lighting, retaining walls, landscaping, garage door, central AC, electrical switches, fan in ensuite, gutters w/leaf guards. And you can have 8 chickens! All at the end of a quiet cul-de-sac. (id:6769)

Bedroom ' x ' "	Dining room 13'4" x 11'0"
3pc Bathroom Measurements not available	Bedroom 10'7" x 8'11"
Den 18'5" x 11'11"	Living room 18'6" x 15'10"
Workshop 25'0" x 25'0"	Full bathroom 10'7" x 6'11"
Laundry room 16'4" x 12'7"	Bedroom 10'7" x 9'0"
4pc Bathroom 8'11" x 7'5"	3pc Ensuite bath 10'4" x 4'2"

Bedroom 13'3" x 9'1"	Primary Bedroom 27'1" x 13'11"
Bedroom 13'10" x 12'11"	Family room 15'5" x 13'11"
Bedroom 13'7" x 12'11"	Kitchen 10'8" x 12'2"
Den 13'3" x 11'0"	

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