



# 1195 Koby Court Kelowna British Columbia

\$1,788,000

Shows like new! This meticulously maintained 5 bed/ 5 bath Rykon executive home is part of Kelowna's Old Glenmore neighbourhood next to The Bridges at Glenview Pond. Close to everything (biking/ walking/ lake/ schools) but tucked away from it all. No detail has been overlooked: the stunning kitchen flows into the living room which opens onto a covered deck and open spaces for backyard entertaining. Enjoy wide-plank hardwood floors on the main level and antique finish oak hardwood in the upstairs bedrooms. Real brick accent walls have been added throughout the home for a heritage vibe. The second storey hosts 2 bedrooms with full ensuites with heated tile floors and stand-alone soaker tubs. Designed to consider your personal needs, the beautiful second-storey 2 bedroom LEGAL suite has sound-proofed walls, private side entrance and lockout double door access to the main home. The second suite bedroom can be locked out individually and added to the main home. The 3-car oversized garage has 2 separate doors and extra storage room. Another bedroom/ flex room can be found in the basement and enjoys its own half-bath. Features include an energy efficient heating & cooling system, Sanuvox medical grade air filtration, electronic UV filter, smart home lighting, hot tub with lighting & built-in sound system, secure bike shed, RV/ boat parking, two built-in vacuum systems, automatic outdoor lighting and so much more! Check out the peek-a-boo lake view too! (no sign on property) (id:6769)

Laundry room 6' x 3'

Bedroom 10'6" x 10'0"

4pc Bathroom 10'7" x 5'1"

Bedroom 12'3" x 10'5"

Family room 9'11" x 13'

Kitchen 11'0" x 13'11"

Laundry room 4'0" x 5'0"

4pc Ensuite bathroom 11'0" x 12'8"

Bedroom 11'0" x 12'8"

Primary Bedroom 14'8" x 16'7"

Partial bathroom 6' x 4'9"

Bedroom 15'3" x 10'10"

2pc Bathroom 5'1" x 5'11"

Great room 15'11" x 18'6"

Kitchen 21'4" x 19'3"

Den 9'3" x 10'11"

Dining room 9'2" x 10'8"

Foyer 8'0" x 10'8"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://www.kelownadoris.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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