



# 1279 Marlyn Court West Kelowna British Columbia

\$819,900

IMMACULATE 0.26 ACRE PROPERTY ON QUIET CUL DE SAC IN LAKEVIEW HEIGHTS - This 2,355 SF home has been impeccably maintained and boasts an oversized pie-shape lot with incredible privacy. A stunning backyard with mature landscaping, ready to enjoy as is or for whatever you dream - lots of room for a pool, a separate play area for children or pets, a garden, or all of the above. 3 bedrooms up with generous layout for entertaining. Fantastic indoor and outdoor living spaces - a partially covered deck off the main floor with mountain views and peaceful view of your picturesque private yard, along with an added flex space/sunroom to extend the view throughout the year. A spacious family home with additional lower level rec room, large covered patio, bathroom, storage and laundry, or potential for a suite? Step outside and there is ample parking for your RVs/toys and for those with an interest to develop further, chat with the city about carriage house or suite options. Many updates - Hot Water Tank (2025), Roof/Eaves/Gutters (2018), AC (2014), newer built-in vacuum cannister, Furnace (2009), vinyl windows (2006). Furnace and fireplace recently serviced. Walk to elementary and secondary schools, hiking and biking trails. Minutes to all amenities, restaurants, shopping, rec center or head up into the hills only minutes away to enjoy fishing, camping, cross-country skiing, snowshoeing and so much more. Transit is nearby. Schedule your showing before it's gone! (id:6769)

Utility room 11' x 4'10"	Bedroom 9'10" x 9'
Laundry room 11' x 8'11"	Bedroom 12'9" x 9'10"
Foyer 11'5" x 10'1"	2pc Ensuite bath 4'10" x 4'10"
3pc Bathroom 10'11" x 4'5"	Primary Bedroom 12'11" x 12'5"
Recreation room 25'1" x 16'9"	Living room 17'1" x 13'2"
Sunroom 21'2" x 7'5"	Kitchen 12' x 11'7"
4pc Bathroom 11'7" x 4'11"	Dining room 11'10" x 9'10"

Listing Presented By:



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RE/MAX Kelowna

<http://www.joelkern.ca/>



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