



# 1411 Appleridge Road Kelowna British Columbia

\$1,699,000

RARE OFFERING IN CRAWFORD ESTATES! LOADS OF CHARACTER. Situated on a half acre flat lot fully fenced, with complete privacy! Amazing entrance area with a unique 2nd floor cat walk. Many renos, kitchen, butler's pantry, 6 burner dual fuel gas Italian stove, Samsung refrigerator, extended warranty, Samsung dishwasher. Spacious dining room or flex room, gas fireplace, wall of bookshelves, vaulted 16' ceilings, all facing the spectacular back yard. Laundry/ sink, LG washer/dryer. 2 station office with custom cedar desktop, built-in pullout printer drawer. Second floor with Master bedroom/ensuite, wicc, 3 more beds plus bath. New basement gym, media/rec room wired for surround sound. Outside have fun in the sun, with new saltwater fiberglass pool, sun ledge/auto cover, concrete pad, wiring for future hot tub. Casita/Kitchen with on-demand hot water/drink fridge/built-in Weber BBQ/stainless countertops. New irrigation system with convenient phone app. Freshly painted house with new partial Hardie board siding/fascia/gutters replacement. Newly sodded back yard, sealed asphalt drive. Potting shed/pool house/storage shed/raised metal garden beds. Engineered hardwood floors/tiles. Quartz countertops throughout kitchen/laundry/bathrooms. New convenient ""lighting"" phone app for media room/outdoor kitchen/front hallway. New electrical panel. Money saving solar hot water system. New central vac. Loads of storage inside and out. Double garage, rv parking, and nest doorbell. (id:6769)

Full bathroom Measurements not available

Bedroom 10'6" x 12'3"

Bedroom 10' x 10'

Bedroom 11'11" x 10'7"

Full ensuite bathroom 12' x 5'

Primary Bedroom 15'5" x 16'0"

Storage 2 x 8'

Media 17'7" x 13'7"

Laundry room 13' x 1'

Partial bathroom 4' x 4'

Office 12' x 8'

Dining nook 9' x 8'5"

Kitchen 13'5" x 13'

Dining room 13' x 11'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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



**Royal LePage Locations West Realty**

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Exercise room 20' x 12'

Living room 13' x 16'