



# 1444 Kloppenburg Road Kelowna British Columbia

\$1,375,000

This beautifully maintained 5 bdrm, 4bath Rancher w/walkout basement offers breathtaking views of blooming cherry orchards, Okanagan Lake and Gopher Creek Linear Park! The tranquil setting is complemented by a manicured yard space, fresh interior paint & hardwood floors on the main level. The kitchen boasts stylish two-tone cabinets, granite countertops, new light fixtures & a spacious walk-in pantry, while the dining area opens to a covered deck with stairs leading down to the private, fenced yard. The bright living space is anchored by soaring ceilings, a cozy gas f/p & walls of windows that frame the lovely vistas. The main level also incl: 4-piece bath, a guest bdrm, a mud/laundry room & spacious primary suite w/deck access and ensuite with dual sinks, tub, shower & walk-in closet. Downstairs, 10' ceilings & a large family rm w/gas f/p and wet bar make this level perfect for entertaining. 3 more bdrms, two 4-piece baths & walkout access to a covered patio, grassy play area & hot tub complete the lower level. Additional features incl: built-in audio throughout, new hot water tank (Dec 2024), a handy shed & TRIPLE garage w/epoxy flrs PLUS a bump out flex/workshop area! Nestled in a desirable neighbourhood, this home is close to excellent schools, convenient shopping and is only 35 minutes from the slopes of Big White Ski Resort. Whether relaxing & taking in the gorgeous sunset views or entertaining friends & family, this home offers a warm, inviting atmosphere for all. (id:6769)

Utility room 7'6" x 10'9"

Storage 9' x 11'

Family room 21'7" x 29'6"

Bedroom 11'8" x 10'9"

Bedroom 11'8" x 12'6"

Bedroom 17'9" x 11'6"

4pc Bathroom 5'10" x 11'5"

Primary Bedroom 19'8" x 14'6"

Pantry 5'6" x 8'10"

Living room 17'9" x 17'8"

Laundry room 9'5" x 8'2"

Kitchen 15'4" x 13'10"

Dining room 6'1" x 11'10"

Bedroom 11'8" x 11'10"

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4pc Bathroom 9'3" x 9'10"

Storage 9'6" x 11'6"

5pc Ensuite bath 12'4" x 12'

4pc Bathroom 5'6" x 10'8"