



1715 Britton Road Summerland British Columbia

\$2,100,000

*Prepare to be amazed!! 6 years young this 'custom built' level entry rancher style home is absolutely 'flawless'. Over 2300 sq ft of living space offering 3 bedrooms, 3 baths, wide-open floorplan, upstairs loft/bonus room. True craftsmanship throughout includes gorgeous porcelain flooring thru, spectacular kitchen, high ceilings (waffle ceiling in LR & master), natural gas fired hot water heated floors (in cement) & also central air with heat pump. Attached oversized garage is 28' x 26' with high ceiling, heated floor, workshop space, janitor sink (dog wash) & access down to the 6' basement that offers extensive dry/heated storage & more living space. Just a beautiful looking home covered with natural rock work, cement siding, stamped concrete driveway & matching stamped concrete walkways & rear covered balcony. All kinds of parking in front, extra parking & 'secure' extra parking in the fully fenced backyard c/w hot tub, underground irrigation & lovely waterfall feature. All this is only 2 1/2 blocks from Okanagan Lake public boat launch & beach, Trout Creek school & 5-minute walk to other beaches. Prepare to be amazed! (id:6769)

Storage 4'11" x 4'8"	Primary Bedroom 13'11" x 15'11"
Other 24'6" x 15'9"	Living room 17'4" x 15'7"
2pc Bathroom 4'11" x 6'9"	Laundry room 8'6" x 9'8"
Utility room 6'1" x 6'2"	Kitchen 18'1" x 15'0"
Utility room 7'10" x 17'3"	Dining room 12'10" x 11'2"
Storage 21'2" x 51'2"	Bedroom 13'3" x 11'0"
Storage 12'0" x 11'6"	Bedroom 12'3" x 10'8"
Gym 13'3" x 35'9"	5pc Ensuite bath 12'7" x 11'11"
Other 13'11" x 5'11"	4pc Bathroom 13'1" x 4'11"

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