



# 174 Ponderosa Avenue Kaleden British Columbia

\$1,199,900

CLICK TO WATCH VIDEO: Welcome to your slice of paradise in the heart of Kaleden! Imagine waking up just steps away from an inviting sandy beach, w/ the serene Skaha Lake steps in front of you. This well-maintained & updated 2-storey home, complete w/ a walkout basement, is your ticket to the ultimate almost waterfront-like lifestyle - minus those waterfront taxes! There is plenty of space to entertain both indoors & out. You'll love cooking in the kitchen, featuring granite countertops & sleek SS appliances. The open-concept design is bathed in natural light, thanks to the generously sized windows that bring the outside in. The walkout basement includes an opportunity for a suite, ideal for short-term rental options. It's a fantastic opportunity to generate extra income or host out-of-town guests. But let's be honest, you'll probably be spending most of your time on the fabulous outdoor upper deck. Imagine sipping your morning coffee or evening wine on the stamped concrete deck, complete w/ glass railings that offer unobstructed views of the water, the valley & vineyards. Retiring from a busy lifestyle, then Kaleden is the perfect spot for outdoor adventures. Whether you're into hiking, dog walking, or e-bike riding, you'll love the KVR trail. Fancy a day at the beach? Just cross the road. Fishing enthusiasts will love casting a line in the lake. And if you're a pickleball pro, or just love to play, you'll find action at the courts. Don't miss out on this rare gem in Kaleden. (id:6769)

Recreation room 13'3" x 26'1"

Laundry room 11'2" x 15'3"

Kitchen 9'1" x 9'10"

Bedroom 11'2" x 11'10"

3pc Bathroom 7'7" x 5'6"

Primary Bedroom 11'10" x 16'9"

Living room 12'10" x 10'6"

Kitchen 12'10" x 11'0"

Family room 13'1" x 20'1"

Dining room 9'4" x 7'11"

Bedroom 11'9" x 10'7"

4pc Bathroom 8'4" x 7'6"

3pc Ensuite bath 11'9" x 4'10"

Listing Presented By:



Originally Listed by:  
eXp Realty

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.