



1756 Birkdale Avenue Kelowna British Columbia

\$1,649,900

OPEN HOUSE SUN SEPT 22 1-3pm Upscale family living in the coveted 'Uplands' subdivision at Black Mountain Golf Course. This premier location offers unparalleled and unobstructed views of the City and Okanagan Lake! Custom built immaculate 4 bed/3 bath rancher walkout home spans 3243 sq ft w/ quality finishings throughout. Thoughtfully curated floor plan features open concept, striking granite countertops in the chef-inspired kitchen, hand-scraped hickory flooring, maple cabinetry, over height vaulted ceilings & a spa-like ensuite w/ a free-standing soaker tub and double vanities in the primary bedroom. Spacious entertaining areas on both levels that offer outstanding views at every turn! Fall in love with the resort-like backyard featuring a beautiful saltwater pool (installed 2015) to keep you cool in the summer - and the hot tub is perfect for soaking in after a day at the ski hill! New pool pump & heater in 2022. Other features include a custom Everwood front door, exposed aggregate driveway, oversized garage, two covered decks, Sonos system w/built-in speakers (5 zones), HW tank 2016, newer high-end SS appliances + garburator. Feature waterscape in the front yard and maintenance free Synlawn. Enjoy golf course living w/ tennis courts down the street & easy access to great hiking trails just steps away! 30 mins to Big White & w/ Blk Mtn elementary + Parks nearby this is a perfect fit for Family living. 10 minutes to shopping or YLW. VIEW MUST BE SEEN TO BE APPRECIATED! (id:6769)

- Other 22'7" x 23'0"
- Full bathroom Measurements not available
- Bedroom 12'6" x 11'2"
- Bedroom 12'11" x 11'4"
- Media room 11'7" x 11'0"
- Games room 11'6" x 21'4"
- Family room 11'0" x 17'7"
- Laundry room 6'0" x 6'8"
- Full bathroom 5'8" x 9'3"
- 5pc Ensuite bath 8'6" x 11'4"
- Bedroom 10'10" x 12'0"
- Primary Bedroom 12'11" x 13'4"
- Dining room 10'9" x 11'11"
- Living room 10'6" x 11'6"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

<http://lisa-moldenhauer@c21.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 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.

Wine Cellar 5' x 3'

Kitchen 31'6" x 17'4"

Foyer 7'9" x 11'9"