



1877 Begbie Road Kelowna British Columbia

\$1,274,900

A Custom / Quality built Fawdry home, VIEWS!!! Open floor plan, W/O Rancher - original owners; perfect presentation. Classic curb appeal w/ front porch, lovely garden & ease of 2 entry side doors; garage + utility entrances. Spacious great room w/ 9' ceilings (main & lower level) generous S facing windows to VIEWS of Hidden Lake & Okanagan hills; private low maintenance rear yard. Superb custom details: tile inset at front entry, 3/4" Brazilian hwd floors, custom FP surround, granite counters / oversize kitchen island w/ lots of drawers! Well planned laundry, pantry & closet conveniently located off a generous garage (20'7" x 22'7"). A primary "king" size bed w/ sliding door to the outdoor balcony AND ensuite w/heated floors! A 2nd bed (office / den) w/ cheater ensuite completes the 1st floor. The lower level opens to a custom concrete patio - the sloping rear is fully irrigated, a natural bird filled low maintenance landscape. The spacious family area offers 3 distinct task spaces, gas fireplace, plumbed for wet bar & a 3rd bed / bath - light filled. Lots of storage (wine, work bench, exercise or ...). Upgrades: Roof / 2021, Geothermal Compressor / 2023, Bosch DW / 2020, HWT June 2024. Wilden is the ultimate natural paradise w/ many hiking trails & stunning views. Ideal property for a busy lifestyle or spacious TH alternative. Easy access to UBCO, Airport, Schools & Shopping make for a highly desirable lifestyle. Dimensions taken from IGuide - please verify. (id:6769)

Storage 8'10" x 7'

Utility room 23' x 16'

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

Bedroom 11'11" x 13'2"

Family room 30'8" x 28'1"

3pc Ensuite bath 5'8" x 6'9"

Bedroom 10'6" x 14'5"

Laundry room 11'9" x 5'2"

4pc Bathroom 9'5" x 8'2"

Primary Bedroom 13'7" x 19'1"

Kitchen 14'5" x 14'0"

Dining room 10'11" x 6'6"

Great room 16'9" x 17'

Foyer 8'3" x 6'4"

Listing Presented By:



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