



2064 Tomat Avenue West Kelowna British Columbia

\$799,999

PRE-PAID 125 YEAR MODERNIZED LEASE until 2146!! Benefits include NO PTT, NO Spec Tax, NEW CHMC approved lease (5% down possible with many lenders) & lower Annual Service Fees (currently \$700/yr). Welcome to this immaculate custom-built 1.5-story home, where charm & character greet you on a beautiful .24-acre lot. This lovingly maintained residence boasts numerous upgrades. Step inside to a warm living space featuring a cozy gas fireplace and the updated galley-style kitchen with beautiful leather finished quartz countertops, stainless steel appliances, incl gas range and solid wood cabinets. The inviting dining area opens to a expansive outdoor deck, perfect for entertaining, overlooking your flat, private yard with plum, apricot, & peach trees. Your main floor offers a primary suite with double closets & 3-piece ensuite featuring heated floors, along with a versatile office/flex space & a convenient powder room. Upstairs, two large split bedrooms share a 3-piece bathroom plus there is additional storage. The lower level is an ideal flex space featuring a rec room, laundry area (with potential for a 2nd bathroom), space for a workshop or hobbies & crawl space for more storage. Big ticket upgrades include new plumbing (Jan 2025), HWT (Jan 2025), windows approx. 10 yrs old & roof (2014). Located in a serene neighbourhood, this exceptional home is just minutes from downtown, with easy access to the bridge & close proximity to the scenic Wine Trail. (id:6769)

4pc Bathroom 4'11" x 8'7"	Kitchen 20'4" x 8'5"
Bedroom 11'7" x 18'	2pc Bathroom 5'7" x 4'4"
Bedroom 12'4" x 18'4"	3pc Ensuite bath 8'5" x 5'7"
Storage 4'10" x 7'9"	Primary Bedroom 12'4" x 14'4"
Storage 9'1" x 8'6"	Office 8'8" x 7'11"

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