



# 2175 Sunview Drive West Kelowna British Columbia

\$997,000

This stunning two-story home with a walk-out lower level is situated on a spacious corner lot, offering a private, fenced backyard with lush landscaping. Conveniently located near Rose Valley & Mar Jok Elementary Schools, the property is a perfect blend of modern updates and functional design. Main Floor Open Concept Layout with tongue-and-groove ceiling, Glimmer 3000 lighting, Lutron lighting system & in-ceiling speakers. Engineered waterproof bamboo throughout. Linear gas fireplace for a warm ambiance with breathtaking Mtn views. Updated kitchen cabinetry with under-cabinet lighting, UV filtration system, & professional Frigidaire appliance package. Access the expansive covered deck from the dining area boasting floating Italian tile. Upper Floor Primary Suite w/Walk-in closet, luxurious 4-piece ensuite with heated flooring. 2 well-sized bdrms & a shared 4-piece main bath finish off this level. Basement w/ Private Entrance ideal for guests or rental use. Kitchen, 1 bedroom, and a 4-piece bath with heated flooring. Laundry can be added easily. RV Parking with a separate gated backyard access; Double Garage Prewired for electric vehicle charger. Poly B replaced in 2019 Rinnai tankless water heater; New furnace (2019) Upgraded to 200-amp; Roxul insulation between floors (except bsmnt bdrm) Roof Replaced in 2020. This meticulously maintained home is truly move-in ready with all the hard work already done. A must see property! Measurements from iGuide please verify if important. (id:6769)

Bedroom 15'11" x 7'9"

Bedroom 9'4" x 11'6"

4pc Bathroom 9'4" x 8'1"

4pc Ensuite bath 11'3" x 5'5"

Primary Bedroom 11' x 13'4"

Utility room 8'6" x 12'4"

Other essential rooms

Partial bathroom 8'4" x 2'6"

Dining room 19'9" x 12'9"

Kitchen 13'3" x 11'4"

Living room 16'7" x 13'8"

Full bathroom 5'2" x 7'3"

Bedroom 10'8" x 10'9"

Kitchen 13'3" x 11'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.soldwithjoy.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.

Laundry room 6'6" x 8'4"

Living room 15'4" x 12'9"