



## 2706 Bath Street Kelowna British Columbia

\$1,750,000

Convenience meets luxury in the Heart of Kelowna South! Located just steps from the iconic Abbott Street Corridor, Okanagan Lake & the vibrant Pandosy Village, this 3-bedroom, 3 bathroom home is the perfect blend of rustic warmth & modern elegance! With hints of ski chalet charm, vaulted ceilings + rich wood accents frame the expansive great room centred around a stone gas fireplace where friends & family can gather. The open-concept kitchen is designed for seamless entertaining, featuring SS appliances, gas range & a spacious island that flows into the dining area. Step outside to a West facing covered sundeck, offering the perfect vantage point overlooking the professionally landscaped & fully fenced backyard with an outdoor sauna! Enjoy one-level-living with a main floor that also includes a laundry/mudroom, a 2pc bath & a spacious primary retreat complete with a large walk-in closet & a 4-pc ensuite with shower & soaker tub. Upstairs, a bright loft serves as a flex space, ideal for a home office or creative studio. The lower level offers 2 additional bedrooms, a 4-pc bath, a generous rec room & a partially finished utility/storage room with separate access to the low maintenance backyard with alleyway access to the detached 2-car garage. Just a 10min bike to Downtown Kelowna, enjoy effortless walkability to the Lake, parks, tennis courts, Kelowna Paddle Centre, KGH + a variety of cafes, shops, restaurants & groceries! Move in this fall! A Fast Possession is possible! (id:6769)

Loft 22'5" x 15'5"

4pc Bathroom 9'8" x 10'5"

Bedroom 14'8" x 12'10"

Recreation room 14'9" x 22'6"

Utility room 25'2" x 12'4"

Bedroom 14'5" x 12'4"

Laundry room 11'6" x 8'1"

4pc Ensuite bath 6'11" x 12'8"

Primary Bedroom 15'0" x 12'7"

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

Living room 19'0" x 14'6"

Dining room 12'0" x 12'1"

Kitchen 13'10" x 11'0"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://jaxonjurome.com/>



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