



## 303 Roy Avenue Penticton British Columbia

**\$699,900**

OPEN HOUSE SAT. JAN. 10 from 10:30 to 12 NOON. Extremely good value for this rancher with many expensive updates. Workshop, garage and large hobby/family room that could be a third bedroom - a perfect set up if you're looking to downsize but still have space. All on one level, this property is located at the end of a no-through road and NOT in a strata! A unique location bordering one of Penticton's oxbows that provides additional yard space, awesome bird watching (no insects - city controlled) and great sunsets. Originally an energy efficient R2000 home, the owners spared no expense on upgrades and inclusions when they had it extensively renovated in 2017. Open-concept living/dining area with high-end gas fireplace and exterior auto-controlled blinds. Two bedrooms, one with a door to the patio and each with a full ensuite. No-maintenance yard has a dedicated pre-wired hot-tub pad. Extensive patio with powered awnings. Large storage shed plus additional inside storage. An easy walk to Cherry Lane shopping centre. Quick possession. Contact your Realtor for the comprehensive list of upgrades and features. (id:6769)

Mud room 11'8" x 7'

Hobby room 19'6" x 12'11"

Utility room 14'3" x 10'10"

2pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Bedroom 11'10" x 11'8"

4pc Ensuite bath Measurements not available

Primary Bedroom 16'11" x 14'5"

Laundry room 10'5" x 4'8"

Foyer 12'11" x 5'3"

Dining nook 11'7" x 10'1"

Dining room 12'9" x 9'10"

Kitchen 17'7" x 10'10"

Living room 17'4" x 16'7"

Listing Presented By:



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