



## 595 YATES Road 404 Kelowna British Columbia

\$859,000

First Time on the Market - Custom-Built & Meticulously Maintained! Proudly offered for the first time, this one-owner, custom-built home is a rare opportunity in the coveted 55+ community of SandPointe--known for its prime Glenmore location and exceptional amenities. Perfectly positioned on a tranquil lot backing onto a peaceful water feature, the outdoor setting is incredibly private and ideal for morning coffee, evening cocktails, or entertaining guests. Inside, the home impresses with soaring vaulted ceilings, expansive windows framing Dilworth Mountain views, and a classic white kitchen featuring stone countertops and quality appliances. The layout is thoughtfully designed with spacious rooms, great flow, and recent mechanical updates including a newer furnace, A/C, hot water tank, and washer/dryer for added peace of mind. This is downsizing done right--offering comfort, privacy, and a lock-and-leave lifestyle without compromise. Residents of SandPointe enjoy a beautifully maintained, gated community with resort-style amenities: indoor and outdoor pools, a well-equipped fitness centre, games room, walking trails, and a welcoming clubhouse. All just minutes to shopping, dining, and transit. A truly special home in one of Kelowna's most desirable adult communities. (id:6769)

Other 11'8" x 6'0"

Laundry room 5'1" x 8'0"

Full ensuite bathroom 11'6" x 9'0"

Primary Bedroom 17'7" x 12'5"

Bedroom 12'2" x 13'0"

Full bathroom 4'10" x 9'0"

Den 12'5" x 12'0"

Family room 13'3" x 14'11"

Dining room 10'2" x 14'11"

Living room 14'9" x 16'0"

Dining nook 8'0" x 9'0"

Kitchen 11'1" x 11'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters



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