



# 700 CHURCHILL Avenue Penticton British Columbia

\$2,175,000

INCLUDES A CARRIAGE HOME & Just Steps to Okanagan Lake! This 2,400 sqft custom built home with BONUS 842 sqft Carriage Home is meticulously crafted to meet Step 3 building code standards, boasting cutting edge solar energy & a hydronic radiant in floor heating system. Given the NEW provincial Airbnb regulations, this property is an ideal investment, strategically positioned to serve vacationers while adhering to the ever evolving housing regulations. Experience contemporary luxury in this 3 bd + den / 3 bth beauty! The main floor showcases a chef's kitchen with Cambria Quartz countertops, complemented by Engineered Maple hardwood floors with hydronic in floor heat. A wood burning frpl, vaulted ceiling living area, seamlessly transition through large glass sliders to the outdoor living space. Upstairs, the primary bdrm retreat has an ensuite with a glass shower, walk in closet, & large private deck. An additional bdrm & a full bthrm complete the upper level. With a focus on sustainability, this eco-conscious residence minimizes its carbon footprint & energy usage. Noteworthy is the 842 sqft 1 bdrm carriage home, above the oversized sized double garage on the south side of the rectangle lot. The garage is equipped with wiring for an EV charger. This home was designed with top of the line features. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

Full bathroom Measurements not available

Bedroom 13'11" x 12'5"

Other 8' x 14'7"

Partial ensuite bathroom Measurements not available

Primary Bedroom 12'5" x 14'5"

Utility room 13' x 5'4"

Bedroom 14'2" x 12'4"

Dining room 13' x 11'7"

Living room 16'5" x 13'

Kitchen 16'5" x 13'10"

Bedroom 11'11" x 14'10"

Full bathroom Measurements not available

Dining room 11' x 12'6"

Listing Presented By:



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<https://www.simpsonsellspenticton.ca/>



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Laundry room 14'10" x 7'10"

Living room 9'6" x 12'9"

Den 15'10" x 10'8"

Kitchen 11'3" x 12'2"

Partial bathroom Measurements not available