



# 7413 Kirk Avenue Summerland British Columbia

\$2,559,000

Built in 1959, this contemporary home was ahead of its time, featuring high ceilings and large windows in the main living and kitchen areas, transitioning to standard 8-foot ceilings throughout the rest of the house. Situated on the shores of Okanagan Lake, the property boasts a timeless appeal, though it has seen a lack of routine maintenance in recent years. While structurally sound, the home requires extensive updating. The property spans nearly half an acre, with a frontage of 62 feet on Kirk Avenue and 135 feet along the eastern boundary to the lakeshore (see plot plan in documents). The flat, maturely landscaped lot extends beyond the legal boundary to the natural waterfront, providing a rare and expansive lakeside setting. Located in the quiet community of Trout Creek, it is just minutes from local amenities, including a school, tennis courts, a boat launch, and Powell Beach. Fully serviced, the lot offers the potential for a carriage house, subject to approval—a unique opportunity, as large waterfront lots like this are increasingly hard to find. (id:6769)

Storage 5'7" x 14'10"	Other 12'5" x 18'3"
Primary Bedroom 15'5" x 12'1"	Bedroom 10'4" x 12'6"
Living room 15'4" x 20'1"	Bedroom 9'5" x 11'6"
Kitchen 15'5" x 9'6"	Bedroom 10'4" x 7'6"
Foyer 12'5" x 10'3"	3pc Bathroom 10'4" x 5'9"
Family room 15'9" x 16'7"	2pc Ensuite bath 6'0" x 3'0"
Dining room 15'5" x 7'10"	

Listing Presented By:



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