



## 761 Barnaby Road Kelowna British Columbia

\$1,225,000

Downsizing but still need lots of garage space? This is your property! Thomas Dwellings, an award-winning Okanagan builder, is excited to offer this 3-bed, 3-bath half duplex. The oversized double garage with an over-height door provides ample parking...your surf boat will fit perfectly! There's plenty of storage plus the large driveway offers additional parking! Featuring both front & back outdoor living areas, high-quality materials, and easy access to Upper & Lower Mission! 761 Barnaby has everything you could ask for. The open living & dining spaces are perfect for entertaining, with soaring vaulted ceilings, skylights, and luxurious finishing touches throughout. The stylish kitchen is a standout, offering a sit-up island, sleek flat-panel cabinetry, quartz countertops, high-end appliances and a pantry. The living area is centered around a fireplace with a custom tile surround flanked by built-in benches. On the main level, the primary bedroom opens to the back patio, complete with a 5-pc ensuite featuring dual vanities, a soaker tub, a glass & tile shower, & a walk-in closet. The lower level offers 2 bdrms, a full 4-pc bath, laundry, and a rec room equipped with a quartz bar, beverage fridge & accent lighting. An amazing place to call home, minutes from wineries, schools, hiking and biking trails, and the beach! It's the perfect balance of luxury, convenience, and room for all your toys! (id:6769)

Utility room 5'2" x 7'3"

Recreation room 11'3" x 18'7"

Laundry room 5'1" x 6'8"

Foyer 9'10" x 5'5"

Bedroom 10'10" x 10'1"

Bedroom 11'4" x 9'7"

4pc Bathroom 7'3" x 7'

Primary Bedroom 12'4" x 12'11"

Living room 13'8" x 18'10"

Kitchen 9'3" x 11'1"

Dining room 9'3" x 7'5"

5pc Ensuite bath 10'3" x 9'5"

2pc Bathroom 7'1" x 4'6"

Listing Presented By:



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Stilhavn Real Estate Services

<http://www.lorachristy.com/>



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