



## 785 Birch Avenue Kelowna British Columbia

\$1,400,000

Welcome to your dream home in Kelowna! This exquisite property offers 7-beds and 4-baths, perfect for a large family or multi-generational living! The property includes a legal 2beds/1bath suite that can help with mortgage costs--a HUGE bonus for homeowners seeking additional income. The main floor features an open concept design with a chef's kitchen boasting granite countertops, a large island/eating bar, and SS appliances. Step out onto the deck to take in breathtaking mountain views, and enjoy outdoor living in the expansive backyard with an in-ground pool. There's also extra parking available at the back, complementing the garage, making it convenient for guests or additional vehicles. Located just in front of Cameron Park, you'll love the tranquility and natural beauty of the surroundings. This charming house is ideally situated in close proximity to various amenities, making it an ideal choice for convenience and accessibility. Located just a stone's throw away from AS Matheson, Kelowna Secondary School, the hospital, and the vibrant Pandosy district, residents will enjoy easy access to education, healthcare, and a bustling community hub. Don't miss out on this exceptional property that offers both luxury living and investment potential! (id:6769)

Other 7'5" x 5'11"

Primary Bedroom 27' x 18'8"

Bedroom 13'2" x 11'11"

Bedroom 13'4" x 15'6"

4pc Ensuite bath 7'10" x 8'3"

4pc Bathroom 7'11" x 8'1"

Recreation room 12' x 12'9"

Laundry room 13' x 9'5"

Kitchen 13'4" x 16'1"

Dining room 12'10" x 7'11"

Bedroom 12' x 10'6"

Bedroom 12' x 9'

4pc Bathroom 4'11" x 7'9"

Utility room 5'5" x 7'7"

Living room 16'2" x 20'6"

Kitchen 11'3" x 15'

Other 31'2" x 11'8"

Dining room 11'2" x 9'6"

Bedroom 12'5" x 13'3"

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