

\$949,900 - 1175 Hillcrest Road, Kelowna

MLS® #10361040

\$949,900

4 Bedroom, 3.00 Bathroom, 2,747 sqft

Single Family on 0.25 Acres

Rutland North, Kelowna, British Columbia

The perfect blend of rural charm & urban convenience! Set on a manicured 1/4 acre lot on the Rutland Bench w/ only 4 homes on the street, this beautifully updated property fronts onto a cherry orchard & boasts expansive valley & lake views-offering rural serenity yet just minutes to shopping, schools, YLW, UBCO + only 20 min to Waterfront Park downtown & 40 min to Big White! At the heart of the home is a chef-inspired kitchen featuring custom cabinetry, quartz counters, SS appliances, gas range & massive 10X5 island w/ storage that's perfectly setup for entertaining. The bright, open main level seamlessly connects kitchen, dining & living areas, where you'll enjoy Okanagan sunsets every single evening while cozying up & relaxing by the WETT-certified wood-burning fireplace. French doors lead to the enclosed bonus sunroom & deck access for year-round enjoyment. Main level also features 3 bedrooms including the primary w/ beautiful new 3-pc ensuite + new full 4-pc bath. The walk-out lower level adds incredible versatility w/ a 1-bedroom in-law suite complete w/ kitchen & spacious rec room—perfect for extended family & guests. Move-in ready w/ peace of mind including new roof, furnace, A/C, HWT, updated elec/plumbing & newer windows throughout. Outside: 6-zone irrigation, tiered garden, peach tree & 2 cherry trees + Plenty of parking & attached garage w/ 30A EV plug. If you're looking for the perfect family home in a choice location, this may be



the one you've been waiting for! (id:6289)

Built in 1975

Essential Information

Listing #	10361040
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Square Footage	2,747
Acres	0.25
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1175 Hillcrest Road
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1P1B7

Amenities

Amenities	Park, Recreation, Schools, Shopping, Ski area
Features	Private setting, Irregular lot size
Parking Spaces	6
Parking	Additional Parking, Attached Garage
# of Garages	1
View	Unknown, City view, Lake view, Mountain view, Valley view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Roof	Asphalt shingle

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (Kelowna)
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