

# \$2,198,000 - 354 Burne Avenue, Kelowna

MLS® #10357819

**\$2,198,000**

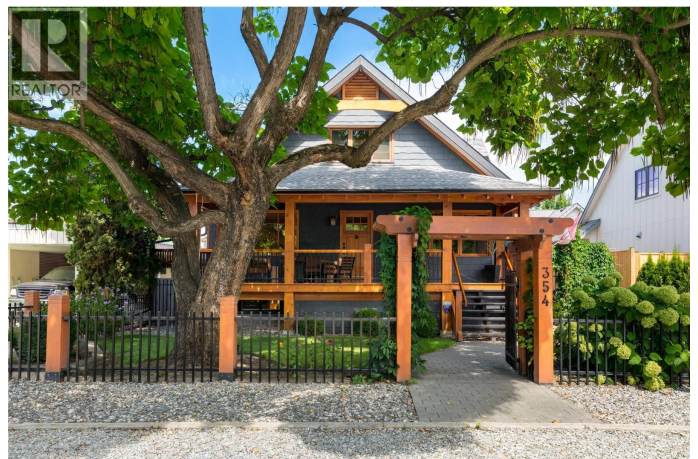
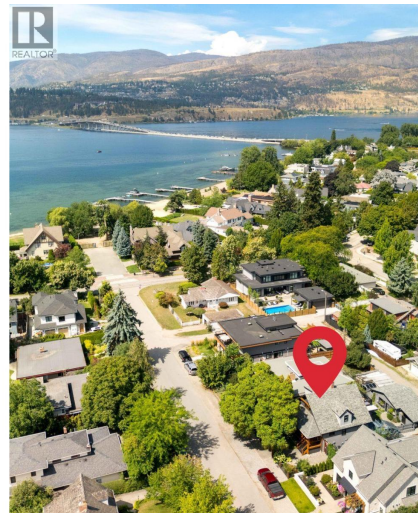
4 Bedroom, 3.00 Bathroom, 2,827 sqft

Single Family on 0.12 Acres

Kelowna South, Kelowna, British Columbia

A rare offering just steps to the sand—where timeless design meets daily luxury in one of Kelowna's most coveted neighbourhoods!! Privately nestled beneath a canopy of mature trees, this distinctive residence blends West Coast charm with elevated elegance.

Thoughtfully & meticulously cared for, the home offers warmth, versatility & unmatched lifestyle just one block from the lake. Crafted for both beauty & function, the custom Glen Canyon kitchen is a true showpiece—featuring natural stone countertops, heated flooring, accent lighting, built-in display shelving, gas range & custom wood cabinetry. Refinished maple hardwood flows seamlessly through the main living spaces, framed by crown moulding, tray ceilings & rich wood accents. Large windows flood the home with natural light, creating a calm, airy feel throughout. Offering 4 bedrooms in total—including a main-level bedroom & two up—the home also includes a fully self-contained one-bedroom in-law suite with a private entrance. Outdoor living is at its finest with a covered front porch, sun-filled terrace & hot tub-ready private yard with wood burning stove—all surrounded by lush, low-maintenance landscaping. A detached double garage/studio with 220 power, alley access & zoning for a carriage home offers incredible long-term potential. Parking is abundant, with space for a boat or RV. This is a legacy property in a location that rarely becomes available—walk to the beach,



schools, parks & Kelowna's vibrant downtown core. (id:6289)

Built in 1945

Essential Information

|                |                   |
|----------------|-------------------|
| Listing #      | 10357819          |
| Price          | \$2,198,000       |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Square Footage | 2,827             |
| Acres          | 0.12              |
| Year Built     | 1945              |
| Type           | Single Family     |
| Sub-Type       | Freehold          |
| Style          | Split level entry |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 354 Burne Avenue |
| Subdivision | Kelowna South    |
| City        | Kelowna          |
| Province    | British Columbia |
| Postal Code | V1Y5P1           |

Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Public Transit, Park, Recreation, Shopping               |
| Features       | Level lot, Private setting, Balcony, Three Balconies     |
| Parking Spaces | 4                                                        |
| Parking        | Detached Garage, Oversize, Rear, RV, See Remarks, Street |
| # of Garages   | 2                                                        |

Interior

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced air               |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 3                        |
| Fireplaces      | Electric,Gas             |
| # of Stories    | 3                        |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood                                     |
| Exterior Features | Landscaped, Level, Underground sprinkler |
| Roof              | Vinyl Shingles                           |

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RE/MAX Kelowna - Stone Sisters |
|----------------|--------------------------------|



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