

# \$799,900 - 303 Roy Avenue, Penticton

MLS® #10357665

**\$799,900**

2 Bedroom, 3.00 Bathroom, 2,058 sqft

Single Family on 0.14 Acres

Main South, Penticton, British Columbia

Workshop, garage and large hobby/family room that could be a third bedroom - a perfect set up if you're looking to downsize but still have space. This updated rancher is all on one level, at the end of a no-through road and NOT in a strata! A unique location bordering one of Penticton's oxbows that provides additional yard space, awesome bird watching (no insects - city controlled) and great sunsets. Originally an energy efficient R2000 home, the owners spared no expense on upgrades and inclusions when they had it extensively renovated in 2017. Open-concept living/dining area with high-end gas fireplace and exterior auto-controlled blinds. Two bedrooms, one with a door to the patio and each with a full ensuite. No-maintenance yard has a dedicated pre-wired hot-tub pad. Extensive patio with powered awnings. Large storage shed plus additional inside storage. An easy walk to Cherry Lane shopping centre. Quick possession. Contact your Realtor for the comprehensive list of upgrades and features. (id:6289)

Built in 1985

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 10357665  |
| Price     | \$799,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,058         |
| Acres          | 0.14          |
| Year Built     | 1985          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Ranch         |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 303 Roy Avenue   |
| Subdivision | Main South       |
| City        | Penticton        |
| Province    | British Columbia |
| Postal Code | V2A7M8           |

### **Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Park, Shopping                                   |
| Features       | Cul-de-sac, Level lot, Central island            |
| Parking Spaces | 2                                                |
| Parking        | Additional Parking, Attached Garage, See Remarks |
| # of Garages   | 1                                                |
| View           | Mountain view                                    |
| Is Waterfront  | Yes                                              |
| Waterfront     | Waterfront on pond                               |

### **Interior**

|                 |                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Freezer, Microwave, See remarks, Washer, Water purifier, Wine Fridge, Oven - Built-In |
| Heating         | Electric Baseboard heaters, Heat Pump                                                                                  |
| Cooling         | Heat Pump                                                                                                              |
| Fireplace       | Yes                                                                                                                    |
| # of Fireplaces | 1                                                                                                                      |
| Fireplaces      | Gas                                                                                                                    |
| # of Stories    | 1                                                                                                                      |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior          | Stone, Stucco, Other |
| Exterior Features | Level                |
| Roof              | Asphalt shingle      |

## Additional Information

Zoning                      Unknown

## Listing Details

Listing Office              Royal LePage Locations West



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