

\$739,000 - 261 Bentgrass Avenue, Oliver

MLS® #10364811

\$739,000

3 Bedroom, 3.00 Bathroom, 1,763 sqft

Single Family on 0.12 Acres

Oliver, Oliver, British Columbia

IMPRESSIVE BRAND-NEW 3 BED/3 BATH

Rancher located in Oliver's newest neighborhood, The Meadows. **FIRST-TIME HOMEBUYERS, you are GST EXEMPT!**

Stunning home on a spacious corner lot offers a fantastic floor plan with 1761 sq ft of single-level living. This beautifully crafted home showcases quality finishes throughout & is designed for modern comfort & style.

Perfectly suited for families, entertaining, or anyone looking for extra space. Private, covered entry off the street. The interior greets you with 9'™ ceilings, vinyl plank flooring, a fireplace & an abundance of natural light. The kitchen features quartz counters, kitchen island, wine fridge, SS appliances, gas range, large walk-in pantry & stylish lighting. Sliding doors from the great room open to a huge south-facing back yard with fantastic views. Privacy fencing & lush green irrigated lawn offers plenty of space to play, entertain or relax. Spacious primary suite has walk-in closet with ample built-in storage & 3-pce ensuite with walk-in shower. Quartz countertops & tile flooring in all bathrooms. Separate laundry area with full-size washer/dryer. Double garage & 4'™ crawl space for your storage needs. Hot water on demand, high-efficiency natural gas furnace, central A/C. Prewired for EV & Solar. The home is built with ICF foundation for improved energy efficiency & comfort. 10-year Home Warranty. GST applicable. Great location near the Okanagan River Hike & Bike Trail and



walking distance to town amenities (id:6289)

Built in 2024

Essential Information

Listing #	10364811
Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,763
Acres	0.12
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	261 Bentgrass Avenue
Subdivision	Oliver
City	Oliver
Province	British Columbia
Postal Code	V0H1T3

Amenities

Utilities	Electricity
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1

Exterior

Exterior	Stucco
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Penticton Realty
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