



1235 HARTMAN ROAD

What a view!! Situated on the Rutland Bench, this 3500 square foot, 2 story home has incredible Lake, City and Mountain views. This home is perfect for a large family or those needing extra space for a home based business. The main floor features a large kitchen with lots of counter space, built in wall oven, gas cook top and new stainless steel fridge. Off of the kitchen is a breakfast nook with large windows to take in the view. There is also a spacious living and dining rooms with plenty of room to accommodate all of the extended family, as well as a family room and den, which has the potential to be easily converted to a main floor master with ensuite bathroom. Upstairs has 4 large bedrooms, including the master suite which boasts a walk in closet and ensuite bathroom with soaker tub and separate shower. Also on this level is the main bathroom, and a deck on each side of the home. There is lots of parking out front, plus a double garage, with a great 26'X21 finished bonus room with sink above the garage. This space could be a great place to run a home based business, man cave, home gym, yoga studio, or potentially converted to a small inlaw suite! Fenced and private back yard, and tons of parking. There is electrical ready to go for a hot tub out front, and great views from everywhere. This home is located about 3 doors down from Hartman Park, and is close to shopping, schools, the airport, and only 30 mins to Big White!





HOME INFORMATION

Year Built 1990

Finished Floor Area

Main 1,518 sq.ft

Above Main 2,018 sq.ft

Total 3,536 sq.ft

ROOM MEASUREMENTS

Kitchen L1 15'11X11'3

Nook L1 8X12'1

Dining Room L1 10'3X12'9

Family Room L1 13'11X19'3

Den / Office L1 10'3X10'4

Laundry L1 6'6X8'9

Bathroom - Half L1 7'1X3

Living Room L1 15'9X13'2

Master Bedroom L2 14X16

Ensuite - Full L2 11'9X8'10

Walk In Closet L2 11'9X6'2

Bedroom L2 16X13'3

Bedroom L2 11X15'11

Bedroom L2 12'2X11'2

Bathroom - Full L2 10'2X7'10

Bonus Room L2 25'11X21'5

Deck L2 10X4'8

Deck L2 3'9X9'10

Garage L1 18X20

Crawlspace 6'Ceilings.... B 10'8X14



FEATURES AT A GLANCE

4 Bed / 2.5 Bath

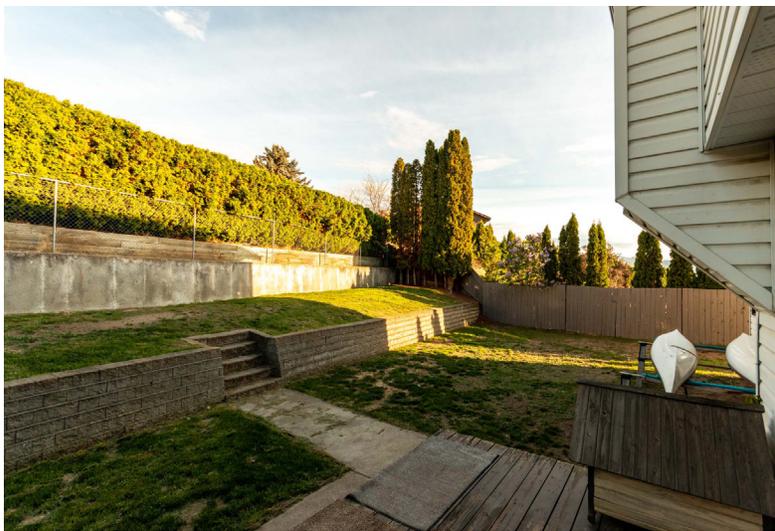
Double Attached Garage

Gas Fireplace

Mountain & Lake Views

Fenced, Private Yard

Presented at: \$799,900 | MLS® 10204962



Measurements are approx. please verify if important E. & O.E. The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. RE/MAX Kelowna - an independent member broker.



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