

# 617 2nd Avenue, Keremeos

## Welcome to a truly special home in the heart of Keremeos.

A beautifully designed 3,630 sq ft residence where quality construction, energy efficiency, and stunning mountain views come together in perfect harmony. Built in 2022 and thoughtfully laid out over three levels, this home offers flexible living space and modern design, ideal for families, multi-generational living, or anyone looking for comfort and functionality in a peaceful setting.

### Main Floor Elegance

Step inside through a grand cathedral-style entry that immediately impresses with soaring ceilings and natural light. The open-concept main floor features luxury vinyl plank flooring, oversized windows framing mountain views, and a dream kitchen that will delight any chef.

Highlights include:

- Quartz countertops and ceramic "picket" tile backsplash
- Stainless steel appliances
- Large island perfect for gatherings
- Soft-close cabinetry
- Flow-inspired butler's pantry for added convenience and storage

Adjacent to the kitchen, the living and dining spaces offer seamless entertaining with a walk-out tiled deck complete with natural gas BBQ hookup — the perfect space to soak in the views.

The primary bedroom is also located on the main floor, featuring a spacious walk-in closet and easy access to the elegant full bathroom. A versatile den/office rounds out the main level, ideal for working from home or creative space.

### Lower Level Comfort

The fully finished basement offers two generous bedrooms, a full bathroom, and a large rec area — perfect for kids, guests, or extended family. Ample storage is built in, and the layout keeps everyone connected while still offering privacy.

### Upper-Level In-Law Suite

Above the main living space is a bright and self-contained in-law suite with approximately 598 sq ft. This suite features:

- Open-concept living area
- Kitchenette (no stove/oven)
- 3-piece bathroom with shower
- Private deck overlooking the backyard

Ideal for aging parents, visitors, or even a potential luxury master retreat, this flexible space gives you room to adapt as your needs change.

### Exterior Features

Outside, you'll find thoughtful landscaping and excellent utility:

- Tiled deck off the main floor and private deck for the in-law suite
- Xeriscaped front yard for low-maintenance beauty
- Underground and Drip-irrigated for raised garden beds in the backyard
- Under-deck storage for tools, toys, or even a quad
- Large side parking area with RV plug-in
- Double attached garage
- Detached 20x16 workshop set up as a fully functional woodshop

### Efficiency & Construction Highlights

- This home was built with energy performance and long-term comfort in mind.
- Step 4 / EnerGuide Rating: 61
- High-efficiency HVAC system
- 2x6 wall construction
- ICF (Insulated Concrete Form) foundation
- "Smart Side" Composite Siding
- Solar wiring ready



## 3D Walkthrough



Jason@winecapitalrealty.com

Not intended to solicit properties already under contract.

# RE/MAX<sup>®</sup>

## Location & Lifestyle

Set on a quiet street in the middle of 2nd Avenue, this home is just steps from Keremeos Elementary School, making it perfect for families. Not in the floodplain, this property offers peace of mind and peaceful surroundings.

Enjoy the charm of small-town life in Keremeos, a welcoming agricultural community surrounded by farms, orchards, and vineyards. Just 30 minutes to Osoyoos and 40 minutes to Penticton, you'll find the perfect blend of quiet living and easy access to city amenities. The Similkameen River is just moments away — ideal for summer dips and riverside walks.

## Your Dream Home Awaits

617 2nd Avenue is more than a home — it's a lifestyle.

With flexible living areas, space to grow, modern conveniences, and quality you can feel, this rare gem is ready for you to make it your own.



**4 + Den**  
BEDS



**3**  
BATHS



**3,630**  
SQ. FT.



**Children's  
Miracle Network  
Hospitals<sup>®</sup>**

Change Kids' Health.  
Change the Future.

RE/MAX Wine Capital Realty

444 School Ave, Oliver BC



Jason Lewis  
"Your Guy"  
REALTOR<sup>®</sup>



Each Office is Independently Owned and Operated