



## 3220 Hilltown Drive 11 Kelowna British Columbia

\$925,000

**\*\*Open House Sun June 23 from 2-4pm\*\*** Amazing Views in this turnkey and furnished walkout rancher which is perfect for the smaller family, empty nesters or a vacation getaway in Kelowna! Compare this to a condo with a view. You will love the privacy of being located on the forest edge of Mckinley Mountain Park with hiking trails galore plus 13 foot ceilings and open concept kitchen, living & dining. The Kitchen has a 2 toned Island w/ waterfall quartz counters, extended cabinets & floating shelves with accent lighting. There is a gas fireplace to cosy up to in the winters and a massive deck to soak up the sun or just enjoy the dramatic Okanagan lake views with a glass of wine at the end of the day. Downstairs has a walkout concrete patio with glass railings and 2 bedrooms, each with its own walk in closet, plus 2 bathrooms down including the primary ensuite with custom shower and sliding glass door to the patio. All the furniture and kitchenwares are included in the sale and it is fully equipped with A/C, in-suite laundry and a double attached garage with lots of natural light. You are walking distance to the lake where Mckinley Beach has a 1000m beach/dog beach & a marina, future winery, hiking trails, tennis & pickleball courts, gardens and more amenities on the way, plus its only 10 mins to the airport, UBC and Lake Country, 15m to downtown and within an hours drive to Big White and Silverstar skiing. Make sure to view the 3D virtual Tour or book a private showing today! (id:6769)

Utility room 5'5" x 8'8"

4pc Bathroom 8'7" x 5'1"

3pc Ensuite bath 9'2" x 6'1"

Bedroom 12'1" x 11'8"

Primary Bedroom 14'11" x 13'

Dining room 15'5" x 7'5"

2pc Bathroom 5'10" x 6'1"

Great room 18'6" x 15'11"

Kitchen 19'11" x 10'

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

<https://www.craigsellshomes.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.