



4074 Gellatly Road 126 West Kelowna British Columbia

\$899,900

LIST PRICE w/ lease payout is \$998,000.00. Welcome to ""The Pointe""! This 55+ gated community is just above the boardwalk & shores of Lake Okanagan. This well appointed detached walk-out rancher is privately situated & backs onto a lush quiet greenspace to be enjoyed all year round with canyon & mountain views. The wrap around deck allows you to enjoy the natural beauty of this spot. The open floorplan features a living room w/vaulted ceilings, fireplace & hardwood floors, surround sound, a wall of windows opening onto the deck & allowing for a great deal of natural light. The kitchen features quartz counters, white cabinetry, newer black appliances & large walk-in pantry. The primary bedroom is spacious & has an updated 3 pc ensuite. A spacious foyer, den, laundry room complete the main floor. Downstairs features a large family room w/gas fireplace & wet bar, 2 additional bedrooms, there's even a workshop for the hobby enthusiast. Furnace, HWT & AC have recently been replaced & the list of updates goes on! The Clubhouse is close by with; Salt water pool, BBQ, Kitchen, Billiards room, Exercise Room & Library. The location is superb with easy access to shopping, the Gellatly Waterfront Walking Trail, the West Kelowna Yacht Club, The Cove Lakeside Resort & World Class Wineries along the Westside Wine Trail. OPTION: to save \$72,000 and lease the land at \$284.56 per month. Should financing be required the Lease can be paid out and added to your purchase price! (id:6769)

Storage 11'0" x 8'10"

Workshop 22'5" x 22'1"

Bedroom 13'3" x 9'4"

4pc Bathroom 8'11" x 4'10"

Bedroom 16'11" x 10'4"

Storage 9'10" x 4'4"

Family room 24'1" x 20'4"

Other 8'0" x 10'0"

Den 12'10" x 10'0"

Laundry room 13'4" x 7'0"

2pc Bathroom 7'0" x 6'10"

3pc Ensuite bath 13'1" x 12'8"

Primary Bedroom 17'6" x 15'11"

Kitchen 13'1" x 9'3"

Dining room 12'9" x 8'0"

Living room 13'0" x 12'0"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://sherylmattice.com/>



Royal

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