



# 1269 Marlyn Court West Kelowna British Columbia

\$819,000

This cherished, one-owner home in West Kelowna perfectly balances modern refinement with the quintessential Okanagan lifestyle. Tucked away on a quiet cul-de-sac, the expansive .26-acre lot is a gardener's masterpiece, boasting a private mini orchard of peach, pear, apple, and walnut trees alongside grapevines and raspberries. Fully fenced rear yard with established perennials and u/g irrigation. The interior exudes pride of ownership, featuring a bright upgraded kitchen with gleaming S/S appliances that flows easily into the adjacent dining and living rooms with newer laminate floors. The main floor is functional and meticulous, with 3 good sized bedrooms and updated main bath. The primary bedroom offers a 3 piece ensuite and views of the beautiful gardens and neighbouring park. Entertaining is easy in the versatile lower level complete with a wet bar and wood stove ( WETT certificate on file ) With extensive recent mechanical updates—including a 2023 roof and flooring, a newer high-efficiency heat pump (2025)and hot water tank (2020)gutters and downspouts (2020) and with new windows in 2006--this impeccably maintained home offers total peace of mind in a premier location near schools, beaches, and world-class wineries. See it first! Open House March 7 12-2 pm . (id:6769)

- 3pc Bathroom 6'4" x 8'10"
- Bedroom 12'8" x 14'3"
- Utility room 5'3" x 3'8"
- Laundry room 11'7" x 9'
- Recreation room 24'1" x 30'1"
- Full bathroom 12' x 4'11"
- Bedroom 10'8" x 9'8"

- Bedroom 11'9" x 9'11"
- 3pc Ensuite bath 7'11" x 5'
- Primary Bedroom 14'1" x 11'1"
- Living room 14'1" x 17'7"
- Dining room 12'5" x 10'11"
- Dining nook 12' x 8'2"
- Kitchen 12' x 7'10"

Listing Presented By:



Originally Listed by:  
Engel & Volkers Okanagan

<https://suziedoratti.evrealstate.com/>



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