



REALTOR®



## 1350 Green Bay Road West Kelowna British Columbia

\$1,875,000

This beautiful Green Bay lakefront home offers an unmatched lifestyle of relaxation, recreation, and timeless views --all in one of West Kelowna's most desirable communities.. 3 Bedrooms plus a den Property Highlights o 3 Bedrooms + Den o 3 Bathrooms o Double Garage + Workshop o Professionally Landscaped & Fully Irrigated Grounds o Gas Fireplace (Convertible to Wood-Burning) o Lower-Level Family Room & Office (Optional 4th Bedroom) Outdoor Living at Its Best o Expansive Covered Deck with Remote-Controlled Screens o Private Dock with Boat Lift (Boat Negotiable) o Hot Tub for Year-Round Enjoyment o Stunning Views of Quails' Gate Winery o Calm, Protected Waters of Green Bay -- Ideal for Swimming & Boating Recent Upgrades o Updated Kitchen Cabinetry o Rich Hardwood Flooring o 4 Ductless Split Units o Modern Heating & Cooling System (Forced Air Furnace + Central A/C) Whether you're entertaining guests on the deck, enjoying quiet evenings by the fireplace, or heading out on the water from your own dock, this home delivers lakefront living with comfort, quality, and charm. Move in and enjoy as-is -- or personalize to suit your vision. And yes -- it gets even better. A 21 ft Supra ski boat with less than 500 hours, complete with trailer, is included in the sale.

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Bedroom 12'2" x 9'2"

Bedroom 13'10" x 12'2"

2pc Ensuite bath 5'7" x 2'11"

Full bathroom 8'8" x 8'4"

Primary Bedroom 14'2" x 10'5"

Office 16'3" x 11'7"

Partial bathroom 6'3" x 3'0"

Office 11'5" x 9'5"

Family room 15'7" x 11'5"

Foyer 12' x 11'0"

Dining room 13'4" x 8'5"

Living room 18'1" x 11'9"

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Listing Presented By:



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<http://www.robertaagent.ca/>



#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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