



# 4400 MCLEAN CREEK Road 136 Okanagan Falls British Columbia

\$865,000

EXECUTIVE RANCHER WITH WALKOUT BASEMENT - Big Horn Mountain Estates. Discover a perfect retreat, stunning 3-bed, 3-bath (possible 4 bed) rancher featuring open-concept, soaring vaulted ceilings Prime OK Falls wine country. The gourmet kitchen showcases maple cabinets in cherry stain, quartz countertops, large island, stainless LG appliances including induction range and refrigerator. Generous primary bedroom includes a walk-in closet & ensuite, while the lower level offers an additional bedroom, large rec-room with ceiling speakers. Premium outdoor living, large deck , LNG, BBQ connections both levels, hot tub hookup, underground irrigation, stone patio. Central air, high-efficiency gas furnace, on-demand hot water, water softener, gas fireplace, radon mitigation. Heated double garage for SUV and truck & storage. New LG washer/dryer, high-end window coverings, ceiling fans, new shower. Located minutes from wineries, 3 minutes to village amenities & waterfront, 15 minutes to Oliver, 20 minutes to Penticton. Great mountain views. This exceptional property combines luxury living with practical functionality in the Okanagan's most desirable wine country location. Potential for an extra bedroom in the basement, with kitchen hook ups possible. Bring the mother in law/ kids/ nanny it's all possible. Pets welcome, low 130/m fee. QUICK POSSESSION POSSIBLE (id:6769)

4pc Bathroom 7'9" x 10'1"

Bedroom 13'7" x 15'0"

Den 7'10" x 8'0"

Recreation room 28'2" x 21'2"

Utility room 17'1" x 12'10"

Other 58' x 11'3"

Primary Bedroom 11'11" x 14'3"

3pc Bathroom 8'7" x 6'2"

3pc Ensuite bath 6'0" x 11'2"

Bedroom 10'11" x 10'4"

Dining room 10'9" x 10'3"

Foyer 6'7" x 9'9"

Kitchen 10'9" x 10'11"

Living room 17'9" x 17'10"

Listing Presented By:



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Chamberlain Property Group

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