



174 Christie Mountain Lane Okanagan Falls British Columbia

\$1,174,000

Enjoy breathtaking lake views from this immaculate 3 bedroom, 3 bathroom home in the sought-after Heritage Hills community. Built in 2003 the original owners have kept this property beautifully maintained offering the perfect blend of comfort, efficiency, and Okanagan living. The main floor features a spacious primary suite with patio access, a walk-in closet, blackout blinds, and a 5-piece ensuite with a linen closet. The bright living room centers around a cozy gas fireplace, while the kitchen offers stainless steel appliances and opens onto a view deck complete with power blinds for year-round comfort. A 2-piece powder room, a laundry room with a sink, and an oversized double garage with epoxy flooring and a 50amp electric vehicle hookup complete the main level. The lower-level features two additional bedrooms, a spacious family room 2 walkout patio entrances and plenty of storage. Additional upgrades include new triple-pane, multi-locking, tilt-and-turn windows and doors by Innotech, an updated high-efficiency furnace and AC, HRV system, solar panels installed in 2021, central vacuum, and a UV water filtration system. Beyond the home, Heritage Hills is known for its peaceful setting, quiet streets, and close proximity to parks, walking trails, and outdoor recreation, offering the perfect balance of privacy, convenience, and the natural beauty of the Okanagan Valley. (id:6769)

- | | |
|--------------------------------|-----------------------------|
| Utility room 10'2" x 4'6" | Mud room 12'5" x 8'0" |
| Storage 8'1" x 27'10" | Living room 18'11" x 16'11" |
| Storage 11'6" x 10'0" | Laundry room 10'1" x 7'2" |
| Recreation room 18'4" x 25'10" | Kitchen 10'0" x 13'5" |
| Bedroom 11'4" x 12'5" | Foyer 6'5" x 10'1" |
| Bedroom 12'0" x 12'5" | Dining room 11'9" x 13'8" |

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 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.

Listing Presented By:



Originally Listed by:
Chamberlain Property Group

<http://harbinsonrealestate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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