



1788 Boone Court Kelowna British Columbia

\$1,649,000

Escape the city for the tranquility of the countryside with this custom-crafted four bedroom plus den, four bathroom home privately set on 9.88 acres, offering a seamless balance of seclusion, sophistication and connection to nature. Constructed for enduring quality and efficiency, the home is built with Logix block ICF to the roofline, 12-inch exterior walls, R50 insulation and Low E argon windows. Geothermal radiant in-floor heating spans both levels across 11 zones for exceptional year-round comfort. Offering approximately 3,543 square feet the rancher with full walkout basement showcases vaulted ceilings, engineered hardwood floors and expansive windows framing sweeping views of Okanagan Lake, Black Mountain and the valley below. The kitchen is appointed with Caesarstone countertops, farmhouse sink, pot filler and a large island. A spacious main-floor laundry room adds everyday convenience, while a partially covered sundeck with durable fiberglass coating extends the living space for effortless indoor-outdoor living and entertaining. The primary suite captures lake views and features a walk-in closet and five-piece ensuite with clawfoot tub and patio access. The lower level offers high ceilings, exposed beams, polished concrete floors, a wood-burning fireplace, wet bar and theatre/media room, with direct access to a covered patio with Arctic Spa hot tub. A self-contained two bedroom, two bathroom suite with separate entrance, kitchen and laundry provides flexibility for guests, multigenerational living or income potential. Additional highlights include a half-acre fenced dog run, crush pad with firepit, powered shed and 50-amp RV hookup with septic connection. The oversized two-car garage features a dedicated dog wash, while underground 200-amp service with spare conduit for up to 400-amps allows for a future shop. An exceptional opportunity for private country...

Utility room 13'4" x 5'9"

Den 9'8" x 17'6"

Recreation room 26'3" x 20'11"

Bedroom 10'11" x 10'11"

Other den 9'8" x 10'11"

5pc Ensuite bath 15'1" x 10'11"

Kitchen 18'2" x 13'2"

Dining room 10'11" x 11'10"

Living room 18'6" x 15'6"

Full bathroom 7'8" x 9'11"

Full bathroom 7'8" x 9'11"

Bedroom 13'3" x 12'

Listing Presented By:



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Sotheby's International Realty Canada

<https://hallcassiemarshall.com/>



Royal

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Primary Bedroom 16'2" x 14'1"

3pc Bathroom 9'7" x 6'11"

Laundry room 9'8" x 10'10"

Bedroom 13'4" x 14'11"

Living room 9'5" x 18'

Kitchen 13'5" x 11'10"