



3040 Seclusion Bay Road West Kelowna British Columbia

\$1,095,000

Listing Presented By:



Originally Listed by:

Vantage West Realty Inc.

PANORAMIC LAKE VIEWS. TOTAL PRIVACY. ZERO NEIGHBOURS IN SIGHT. Tucked into the quiet of Seclusion Bay, this custom West Coast Contemporary sits on 1.77 private acres with spectacular lake and mountain views -- and a level of self-sufficiency that's hard to find without sacrificing convenience. A hybrid solar and wind-generation system works alongside the grid to help reduce your hydro costs. A licensed spring-fed shallow ground well with a 5,000-gallon cistern supplies water to the home, while a large rain barrel collects rainwater separately for the gardens. Add water filtration, a 643 sq. ft. heated and powered crawlspace built for storage or a full workshop, and you've got a property made for anyone craving more independence -- without leaving West Kelowna behind. Lovingly maintained by its current owners, the 3-bed + den, 3-bath home offers approximately 1,684 sq. ft. across two levels, with those lake and mountain views following you into nearly every room -- including every bedroom. The main level brings together a welcoming living and dining area, a separate family room with a cozy wood-burning fireplace, and seamless access to a massive composite deck made for slow mornings and sunset dinners. Upstairs, the primary retreat has its own sitting area, lake views, and a 2-piece ensuite, alongside two more bedrooms and a full bath. Outside, there's plenty of space to bring your garden dreams to life, plus a dog run and indoor wash station for the four-legged members of the family, and zoning that allows for a future garage, workshop, or carriage house -- room to build out your vision. Neighbouring Goats Peak Regional Park, with Seclusion Bay Resort just below and hiking trails right out your door, this is quiet, self-reliant living just minutes from every amenity you'd never actually want to give up. This is the property for the person who wants nature without ...



Royal

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Primary Bedroom 18'8" x 11'7"

Kitchen 8'4" x 9'7"

2pc Ensuite bath 7'0" x 5'1"

Family room 15'5" x 11'1"

3pc Bathroom 7'8" x 7'4"

Foyer 17'10" x 6'9"

Bedroom 11'0" x 11'0"

Den 8'5" x 11'0"

Bedroom 11'0" x 11'0"

Den 8'5" x 11'0"

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Bedroom 9'7" x 10'9"	Mud room 11'9" x 11'4"
Other 13'9" x 10'5"	Laundry room 9'8" x 5'0"
Living room 16'5" x 11'11"	2pc Bathroom 6'1" x 2'5"
Dining room 11'3" x 9'0"	Other 9'8" x 6'1"