



3124 Cox Road West Kelowna British Columbia

\$1,035,000

Welcome to this incredible opportunity in the heart of West Kelowna's most sought after neighborhood, Lakeview Heights. Situated on a flat one-third acre lot, this charming property is surrounded by mature fruit trees including peaches, cherries, grapes, plums, and walnuts. Enjoy views of the lake, valley, mountain and surrounding vineyards from the partial wraparound deck, which captures morning sunrises to the East and serene lake views to the South. You are also minutes to the incredible beaches and trails of Kalamo Park among others such as Pritchard, Pebble, Gellatly Bay and Rotary Beach. Inside, the home offers excellent flexibility with a separate entrance and in-law suite, ideal for multi-generational living or a mortgage helper. The main level features a bright, open living area that flows seamlessly into the kitchen and a partially separated dining or flex room with direct access to the backyard oasis. Also on the main floor are two generous bedrooms and a well-appointed four-piece bathroom. Downstairs offers two more bedrooms, another full bathroom, and walkout access to the beautifully landscaped, fruit-filled yard. This move-in ready home is perfect for families and includes stylish leather couches, a BBQ, multiple outdoor benches, two TVs, garden tools, ladders, rain barrels and more, all included in the sale price. Don't miss your chance to own a versatile and well cared for home in one of West Kelowna's most desirable locations. (id:6769)

Utility room 11'6" x 7'9"	4pc Bathroom 9'11" x 7'5"
3pc Bathroom 5'11" x 7'4"	Primary Bedroom 10'4" x 11'5"
Bedroom 12'5" x 10'10"	Dining room 11'8" x 9'6"
Bedroom 10'8" x 10'10"	Family room 11'7" x 16'9"
Recreation room 12'3" x 18'10"	Kitchen 11'11" x 10'2"
Kitchen 10'9" x 10'9"	Living room 12'11" x 19'11"
Bedroom 9'11" x 11'5"	

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