



REALTOR®



## 3278 Sundance Drive West Kelowna British Columbia

\$754,900

Perched to capture sweeping Okanagan Lake views, this expansive 3-bedroom, 3-bathroom home combines incredible location with everyday convenience. Situated in the sought-after Shannon Lake area, you'll enjoy a peaceful, family-friendly neighbourhood surrounded by parks, walking trails, and golf just minutes away, with quick access to West Kelowna's shops, restaurants, and wineries. Shannon Lake Elementary is only a five-minute walk, while middle and high schools are within the catchment for school bussing. Inside, the bright, functional layout features a primary bedroom with walk-in closet and ensuite, a double garage, separate workshop, and a versatile studio space with direct patio access. Easily EV adaptable with a 220V powerline nearby the garage. For RV owners, this property is a very rare find. The dedicated RV pad, with hookups, can accommodate vehicles up to 45 feet (the size of a Greyhound bus). It allows you to keep batteries charged, top up your potable water with ease, and load or unload for trips without the cost, time, and stress of off-site storage. With secure RV parking in the Okanagan costing around \$150/month or more with power or water, having this amenity right at home is a game-changer that enhances both lifestyle and value. Outdoors, you'll find landscaped front gardens with a rock wall, an irrigation control unit, and plenty of parking. Updates since new include a roof (2010), paint, kitchen counters, and various other enhancements. A radon mitigation system is in place for peace of mind with a current report showing no need for mitigation, and a pre-home inspection report is available. Call today! (id:6769)

2pc Bathroom 4'8" x 7'4"

Foyer 5'4" x 8'3"

Recreation room 13'0" x 18'11"

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Living room 12'11" x 19'0"

Bedroom 9'4" x 15'3"

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