



3397 Merlot Way West Kelowna British Columbia

\$1,175,000

PRICED TO SELL! Welcome to the creme de la creme of Okanagan living! This jaw-dropping walkout rancher in the coveted Lakeview Heights is where family memories are made (and then some). The kitchen? Oh, it's a chef's dream - think bright, open, and packed with stainless steel appliances, an eat-in island, and a cozy dining space. Love hosting? You're in luck! The upper deck serves up killer lake views while the covered patio cozies up to the perfect saltwater pool, which gets tucked in snugly every winter. Picture this: your summers are spent splashing, laughing, and lounging with family and friends under the Okanagan sun. Host those classy "Diner en Blanc" soirees, or snuggle up with a book around the patio fire on those cool, drizzly evenings. Rainy day? No worries, head to the expansive rec room downstairs and catch the game on TV. Space? We've got it. With 3 bedrooms upstairs, 2 more downstairs + unfinished bonus room, there's plenty of room for everyone and their cousin. Store all your toys in the double-sized garage or the spacious driveway, and there's even an unfinished workshop/storage room for all your hobby knick-knacks. And the location? Prime. You're just a hop, skip, and a jump away from wineries, parks, restaurants, childcare, and schools. Nestled in a quiet, peaceful cul-de-sac, you'll adore the fantastic long-time neighbors. This West Kelowna gem is ready to be the backdrop for your family's next chapter. Don't miss out! (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<http://www.searchkelownapropertyes.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

- Other 6'7" x 7'11"
- Primary Bedroom 14'11" x 12'
- 3pc Ensuite bath 8'2" x 7'11"
- 4pc Bathroom 4'11" x 11'11"
- Bedroom 11'6" x 11'3"
- Bedroom 10'2" x 11'11"
- Dining room 10'6" x 17'
- Other 11'4" x 11'11"
- Laundry room 5'11" x 10'6"
- Living room 23'8" x 18'2"
- 4pc Bathroom 9'1" x 9'1"
- Bedroom 15'2" x 10'11"
- Bedroom 15'4" x 10'9"
- Recreation room 18'8" x 28'3"
- Storage 14'6" x 26'2"
- Other 11'4" x 11'11"

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 MLS®, 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.

Kitchen 12'2" x 15'5"