



## 3457 Shayler Road Kelowna British Columbia

\$1,460,000

Absolutely beautiful & immaculate home with lovely lake views & a 2-bedroom legal suite! Open-concept contemporary kitchen to living area with tall ceilings & hardwood flooring throughout. The kitchen features a spacious working island, complete with a bar stool/conversation space. So much cabinetry in the kitchen - it's a dream! Gas fireplace in the living room with massive nano-style patio doors that lend credence to the amazing views! Spacious dining area, set apart but within main living space, with patio doors to the upper deck. The primary suite is luxurious, with its own patio space & a spacious walk-in closet. The ensuite has dual sinks, a soaker tub, a separate shower & water closet, and heated floors. The other two bedrooms in the main home are spacious, one used as an office. The inviting legal suite has a separate ground-level entry, full kitchen & laundry, two bedrooms, and its own patio. If you don't need a suite, this could easily be part of the main home as well! Three garage bays. Rear yard is a lovely oasis with no neighbours behind nor to the south! Beach & boat dock area, tennis courts, and an amenities building will be completed in 2024. Beautiful McKinley Beach ~ an Okanagan gem! (id:6769)

|                            |                                |
|----------------------------|--------------------------------|
| Foyer 10'4" x 11'8"        | 4pc Bathroom 8'4" x 10'5"      |
| Full bathroom 7'10" x 9'5" | Bedroom 10'6" x 10'7"          |
| Bedroom 10'9" x 9'5"       | Bedroom 11'0" x 11'0"          |
| Bedroom 10'3" x 10'2"      | 5pc Ensuite bath 11'2" x 14'5" |
| Living room 15'5" x 11'0"  | Primary Bedroom 14'0" x 20'0"  |
| Kitchen 15'8" x 10'5"      | Dining room 10'9" x 12'4"      |
| Foyer 22'0" x 5'10"        | Living room 15'8" x 17'4"      |
| Laundry room 5'0" x 6'0"   | Kitchen 18'7" x 13'10"         |

Listing Presented By:



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