



## 3625 Water Road Kelowna British Columbia

\$1,250,000

Located in Southeast Kelowna on a private and usable 0.4-acre lot, this property offers a well-appointed home along with an exceptional, purpose-built shop and scenic orchard and mountain views. The 900 sq ft shop was meticulously constructed for an electrician and is equipped with four 220V outlets, natural gas heating, 13.5-foot ceilings, and three garage bays, making it ideal for trades, hobbies, or vehicle storage. The property also offers ample parking, including space for RVs and boats. The fully fenced yard provides a functional and enjoyable outdoor space, complete with raised vegetable gardens, a waterfall feature, and an additional power panel already installed for a future above-ground pool. The home features a functional layout with flexibility for a variety of living arrangements. The lower level includes a large family room, one bedroom, a full bathroom, laundry area, a bonus room (suitable for a potential fourth bedroom), and a media room with extensive storage beside. The main level offers a bright, open-concept living space with a kitchen finished with granite countertops and high-end stainless steel appliances, including an induction cooktop and convection oven. The European-style ensuite includes in-floor heating and a wall-mounted toilet. A well-rounded property offering a high-quality shop, ample parking, and a comfortable home in a desirable Southeast Kelowna location. (id:6769)

Laundry room 10'4" x 8'6"

Other 11'0" x 11'0"

Bedroom 13'0" x 13'4"

Media 14'0" x 12'0"

Den 10'0" x 8'0"

3pc Bathroom 10'0" x 9'0"

Family room 20'9" x 14'8"

Mud room 7'7" x 9'8"

Bedroom 15'0" x 9'8"

3pc Bathroom 7'0" x 7'5"

4pc Ensuite bath 10'10" x 8'0"

Primary Bedroom 18'0" x 12'0"

Kitchen 16'0" x 11'2"

Dining room 16'0" x 9'5"

Living room 19'0" x 13'10"

Listing Presented By:



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Royal LePage Kelowna

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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