



3869 Angus Drive West Kelowna British Columbia

\$2,198,000

Built in 2006, this impeccably maintained 4-bedroom, 4-bathroom semi-lakefront residence offers timeless architecture, generous living spaces, and captivating lake views in one of West Kelowna's most sought-after waterfront-adjacent enclaves. Enjoy the prestige of Okanagan lake living without the full waterfront premium. Ideally positioned just steps from the shoreline, this semi-lakefront home delivers stunning views and immediate proximity to the water, while benefiting from a more favorable property tax assessment than comparable lakefront estates. Owners enjoy the same breathtaking outlook and lifestyle advantages, with a more refined and efficient ownership profile. Currently rented on a month-to-month basis at \$4,500 per month, the property offers immediate income flexibility and long-term strategic potential for personal use or redevelopment. A rare opportunity to secure semi lakeview luxury where lifestyle, value, and intelligent investment seamlessly converge. (id:6769)

3pc Bathroom 12'0" x 5'9"
Bedroom 11'8" x 12'0"
Loft 12'8" x 15'2"
Other 8'6" x 6'2"
5pc Ensuite bath 12'0" x 9'2"
Primary Bedroom 14'0" x 16'0"
Storage 11'6" x 15'4"
Storage 9'8" x 9'4"
Laundry room 11'10" x 10'4"

Bedroom 13'8" x 16'8"
Recreation room 10'8" x 13'4"
Workshop 11'6" x 16'0"
Other 20'0" x 21'0"
Full bathroom 5'10" x 7'6"
Bedroom 11'0" x 15'4"
Kitchen 14'0" x 12'0"
Dining room 14'0" x 12'6"
Living room 17'6" x 17'0"

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