



## 391 Braeloch Road Kelowna British Columbia

\$1,495,000

Welcome to 391 Braeloch Road, a beautifully situated family home in a quiet and private neighbourhood located across the street from the lake offering both space and lifestyle. Set on a generous 0.3-acre lot with mature landscaping, this property provides ample yard space for family, outdoor gatherings and room for a pool! Enjoy easy lake access across the street at Braeloch Beach where you can enjoy a swim or paddleboard, daily walks to nearby Cedar Creek Park (an off-leash dog park), close proximity to several of the Okanagan's renowned wineries and world-class road biking route along Lakeshore Road. The home offers 4 bedrooms + den & 2 bathrooms, thoughtfully laid out with two berms and a four-pc bathroom on each level. Main floor features laminate flooring (added in 2018) thru out the kitchen, living & dining areas. The spacious open-concept living room is highlighted by a wood-burning fireplace with rock surround, perfect for staying cozy during the winter months. Step outside to the 1100 sqft wrap-around patio, complete with hot tub & gas hookup for a BBQ—ideal for entertaining or relaxing outdoors. The primary bedroom also enjoys private access to the front patio and peak a boo views of the lake. The lower level adds two additional bedrooms and a generous size family/rec room. First time offered for sale in over 40 years, this home offers the rare combination of location and lifestyle in one of the area's most desirable settings. (id:6769)

Utility room 8'1" x 3'5"

Family room 11'2" x 17'9"

Laundry room 6'6" x 8'11"

Bedroom 12'4" x 11'10"

Bedroom 12'3" x 11'10"

Den 10'1" x 11'4"

Storage 7'11" x 10'

4pc Bathroom 6'9" x 8'

Primary Bedroom 12'5" x 11'11"

Kitchen 10'11" x 13'1"

Living room 19'5" x 17'7"

Dining room 10'11" x 14'3"

Bedroom 11'2" x 14'3"

4pc Bathroom 7'9" x 8'9"

Listing Presented By:



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Stilhavn Real Estate Services

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