



3935 Milford Road West Kelowna British Columbia

\$1,200,000

Your own dock on the Pritchard Canal, with boat access straight out to Okanagan Lake. This raised rancher is set up to take full advantage of the water, with an upper deck overlooking the canal and a walkout lower level that opens right onto the backyard and dock. Inside are 3 bedrooms and 3 bathrooms across roughly 2,239 finished square feet. The main floor offers a bright living room and a country style kitchen with a mountain view. The laundry room on the main level can be converted back to a 4th bedroom. The lower level has its own separate walkout entrance, giving it real potential for an in law suite for extended family or guests. Outside, mature landscaping and a covered carport add to the curb appeal, and the backyard steps straight down to your private dock on the canal, ready for paddleboards, kayaks, or the boat. Built in 1973, this home is ready for a fresh vision. Renovate to your own taste and build equity on a canal lot that rarely comes up. Wineries, beaches, and parks are all close by. Listed below the current assessed value, so there is real room to add value. (id:6769)

Utility room 5'6" x 4'11"

Storage 9'10" x 21'9"

Recreation room 20'11" x 23'9"

Bedroom 11'5" x 11'7"

3pc Bathroom 9'6" x 6'9"

Primary Bedroom 13'9" x 11'6"

Living room 14'11" x 13'11"

Laundry room 10'1" x 8'3"

Kitchen 12'4" x 10'4"

Dining room 8'10" x 10'7"

Bedroom 10'1" x 10'7"

3pc Bathroom 7' x 8'1"

2pc Ensuite bath 4'8" x 6'1"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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.