



3963 Angus Drive West Kelowna British Columbia

\$974,900

SEMI-LAKESHORE LIVING WITH UNOBSTRUCTED OKANAGAN LAKE VIEWS! Wake up every morning to a front-row, unobstructed view of the lake in this rare opportunity in the heart of Gellatly Bay. Set on a private 1/3-acre lot just steps from the water, this 3-bedroom, 2-bath home delivers the coveted feel of lakeshore living--without the lakeshore price tag. The lake feels incredibly close and is truly right in front of you. Enjoy stunning sunrise views, watch boats cruise by, or walk to the water in minutes. You're moments from the boat launch, West Kelowna Yacht Club, waterfront trails, beaches, parks and wineries--putting the best of the Okanagan lifestyle right at your doorstep. Priced below city assessment, this property offers tremendous potential to renovate, update and make it your own in one of West Kelowna's most desirable lakeview locations. Whether you're an investor, renovator or looking to create your own lakeview retreat, the possibilities are endless. Opportunities like this in Gellatly Bay are incredibly rare. Secure your own piece of semi-lakeshore living, enjoy the spectacular views and experience the Okanagan lifestyle you've been dreaming of. (id:6769)

Storage 10'8" x 18'8"

Laundry room 10'6" x 9'6"

Storage 12'7" x 9'9"

4pc Bathroom 7'5" x 7'5"

Bedroom 12'2" x 11'1"

Recreation room 24'6" x 28'10"

Mud room 8'8" x 5'3"

Bedroom 9'11" x 13'5"

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

Primary Bedroom 11'2" x 11'3"

Living room 19'1" x 20'9"

Dining room 9'4" x 10'9"

Kitchen 19'10" x 10'6"

Listing Presented By:



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



Royal

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