



3982 Hitchner Road West Kelowna British Columbia

\$945,000

Country Living Just Steps from the Lake Tucked into a one of the area's most coveted streets, 3982 Hitchner Road offers the rare blend of space, privacy, and walkable lake access. This 0.3-acre property backs onto a peaceful creek and is surrounded by orchards, yet it's just one block from two sandy beaches and minutes from town. The 2,026 sq ft home features 3 bedrooms plus a den, 2 full bathrooms, and a flexible layout with potential to add a fourth bedroom. The spacious primary suite includes two private balconies overlooking separate orchards. The main level offers a warm, country-style kitchen with hickory cabinets, a bright living area with views of mature trees, and a cozy den that opens to the backyard. Upgrades include a new roof, high-efficiency furnace and A/C, water softener, private and shared water licenses, and city sewer connection. Downstairs offers 386 sq ft of bonus space with a separate entrance, ideal for a home office, studio, or suite. Outside, enjoy a large deck, hot tub under the trees, and an oversized garage with parking for five or more vehicles, including space for RV and boat. Hitchner Road is known for its rural charm, large lots, and close-knit community. Homes here are tightly held and rarely available, this is a well-maintained property with space to grow and make it your own. (id:6769)

Den 16'7" x 7'5"

5pc Ensuite bath 9'6" x 12'3"

Primary Bedroom 16'7" x 16'7"

Utility room 9'5" x 5'6"

Utility room 8'3" x 8'7"

Unfinished Room 22'10" x 11'2"

Bedroom 11'7" x 11'9"

Kitchen 11'4" x 20'5"

Dining room 13'4" x 17'8"

3pc Bathroom 7'3" x 8'5"

Family room 20'1" x 16'7"

Living room 11'7" x 9'

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