



## 3750 West Bay Road 5 West Kelowna British Columbia

\$1,650,000

THE ULTIMATE TURN-KEY "WATERFRONT COTTAGE LIVING" IN CANADA! Have you dreamed of a safe, gated community where the kids can run free while enjoying the outdoor heated pool, hot tub, beachside fire pit, anchored raft & private dock for hours of swimming fun? Boucherie Beach is a limited collection of 35 privately owned detached cottages on FREEHOLD LAND, PRIVATE BOAT SLIPS and 350 feet of SANDY BEACH. First time available on the market, COTTAGE #5 offers a highly coveted location in the development because of its proximity to the beach (200ft), fire lane separation for extra privacy, and unique position offering lake views from inside the cottage. This 2-storey cottage can accommodate the whole family featuring a primary bedroom with a deluxe 3pc ensuite, balcony, two additional bedrooms, full bathroom, and laundry on the upper level. Step downstairs to a "U" style kitchen showcasing a gas range, quartz counters, a 5-person breakfast bar and an open area for family meals and lounging. A large set of patio glass sliding doors provides separation from your covered patio with a privacy screen. Other benefits include fully FURNISHED, PARKING FOR 2 VEHICLES at your doorstep, attached storage shed, A/C, 9' ceilings, pre-wired for alarm & high-speed internet, durable vinyl plank flooring, boat slip with lift, and much more. Live in year-round or rent out. 1 of 4 developments that permit SHORT TERM RENTALS in West Kelowna! Enjoy the ultimate waterfront lifestyle here! (id:6769)

3pc Bathroom 5'0" x 8'2"

3pc Ensuite bath 5'0" x 8'6"

Bedroom 9'0" x 10'3"

Bedroom 9'6" x 9'0"

Primary Bedroom 10'2" x 11'1"

Kitchen 11'6" x 9'0"

2pc Bathroom 3'0" x 8'0"

Living room 15'6" x 13'0"

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