



# 1056 Aubrey Road West Kelowna British Columbia

\$1,350,000

Enjoy BREATHTAKING VIEWS OF OKANAGAN LAKE in the sought after Sunnyside community in Lakeview Heights. Unlock the potential of this classic residence. Expansive rooms and a functional layout that is truly a blank canvas. Bring your renovation ideas and make it your own. Located in a family friendly cul-de-sac, this property offers the perfect blend of tranquility and opportunity for those looking to create their dream Okanagan lifestyle. The home sits on a generous 0.31-acre lot, providing plenty of space for outdoor living, gardening, or future expansion. A unique feature of this property is the detached "bunkhouse". Complete with a full basement, this versatile space is perfect for a detached workshop, massive storage area, creative studio, or workspace. One of the most coveted perks of living in Sunnyside is the exclusive resident only access to a private beach, allowing you to enjoy the lake without the crowds. The home is perfectly positioned in the heart of the West Kelowna Wine Trail. Spend your weekends exploring world-class wineries just minutes from your front door. Despite the rural, vineyard feel, you remain close to all the amenities West Kelowna has to offer. (id:6769)

Listing Presented By:



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Royal LePage Kelowna

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

- Primary Bedroom 16' x 13'9"
- Kitchen 10'6" x 11'7"
- Living room 14'5" x 16'9"
- Dining room 11'9" x 11'10"
- Bedroom 14'5" x 10'
- Bedroom 11'1" x 9'1"
- 4pc Ensuite bath 8'7" x 4'11"
- 4pc Bathroom 11'1" x 5'1"
- Other 18'8" x 10'0"
- Other 19'3" x 11'4"
- Storage 5'3" x 8'6"
- Storage 5'3" x 13'
- Family room 14'3" x 16'10"
- Laundry room 14'3" x 16'10"
- Foyer 8'8" x 11'1"
- Bedroom 13'10" x 10'8"

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