

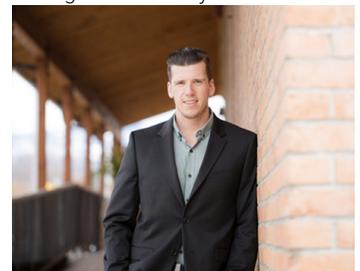


1163 Menu Road West Kelowna British Columbia

\$909,000

ENJOY BREATHTAKING PANORAMIC LAKE VIEWS! Welcome to 1163 Menu Road, ideally situated on an expansive 0.41-acre lot in the highly sought-after Lakeview Heights community of West Kelowna. This charming 3-bedroom, 3-bath rancher offers 1,982 sq. ft. of finished living space, plus 581 sq. ft. of unfinished walkout basement--perfect for a future bedroom, media room, or extra storage. Thoughtfully maintained, this home features key updates including a 5-year-old roof, hot water tank (2021), fresh interior paint (2024), and exterior paint (2025). Modern appliances include a washer and dryer (2020), dishwasher (2022), and fridge (2020). The furnace motor and circuit board were replaced in 2022, and the A/C was serviced the same year. Take in the stunning lake views from multiple vantage points--including your 27' wide covered deck or the spacious living and dining room, featuring floor-to-ceiling windows that flood the space with natural light and frame the spectacular Okanagan landscape. The spacious backyard offers endless possibilities for gardening, play, or relaxation, with the added bonus of mature Concord grapevines--perfect for snacking, preserving, or winemaking. Located just minutes from world-class wineries, beaches, parks, and amenities, this is a rare opportunity to enjoy the best of Okanagan living in one of West Kelowna's most picturesque and desirable settings. Priced over \$100k under 2026 BC Assessment!! Call today to book your private showing! (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

RE/MAX Kelowna

RE/MAX Kelowna

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Other 11'4" x 21'8"

Other 15'6" x 21'11"

3pc Bathroom 8'5" x 4'8"

Laundry room 9'9" x 10'4"

Recreation room 13'4" x 35'4"

4pc Bathroom 7'1" x 8'11"

Other 7'6" x 9'3"

Foyer 13'0" x 9'9"

Dining room 11'6" x 11'8"

Bedroom 9'10" x 10'5"

Bedroom 10'4" x 8'9"

2pc Ensuite bath 5'1" x 4'

Primary Bedroom 15'6" x 11'5"

Kitchen 11' x 9'3"

Living room 13'5" x 16'4"

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