



1395 Gregory Road West Kelowna British Columbia

\$1,399,900

Framed by vineyards and panoramic lake views, this timeless walkout rancher offers a rare chance to experience the Okanagan lifestyle at its finest. Backing onto protected vineyard land, this home offers sweeping views of Okanagan Lake, Green Bay Landing, the valley, and surrounding mountains from both levels of the home. Immaculately maintained and set on a beautifully landscaped lot, the residence features 5 bedrooms and 3 bathrooms across two levels. The main floor offers hardwood, tray ceilings, and expansive windows that showcase the scenery. The kitchen is equipped with shaker-style cabinetry, quartz countertops, a raised breakfast bar, and direct access to a covered deck with glass railings and gas hookup, perfect for dining while enjoying the view. The primary suite includes deck access, a walk-in closet, and a 5-piece ensuite with soaker tub overlooking the lake. The lower-level is complete with 3 bedrooms, a spacious rec room, and access to a tiered outdoor retreat with a hot tub, fire table, and serene seating areas nestled into the natural landscape. Additional features include a double garage, boat parking, and thoughtful upgrades throughout including new Lennox furnace and heat pump July 2025 . Fantastic location just minutes to wineries, beaches & hiking. Vineyard behind home to be replanted. (id:6769)

Storage 14'6" x 31'9"	Laundry room 6'0" x 12'9"
Recreation room 15'0" x 17'5"	Kitchen 14'2" x 13'10"
Bedroom 15'10" x 9'6"	Other 21'11" x 22'7"
Family room 15'0" x 13'5"	Foyer 8'3" x 6'10"
Bedroom 13'6" x 10'1"	Dining room 10'1" x 11'5"
Bedroom 13'5" x 10'1"	Dining nook 7'3" x 13'10"
3pc Bathroom 8'10" x 5'10"	Bedroom 10'1" x 10'0"
Other 10'0" x 5'4"	5pc Ensuite bath 10'9" x 9'0"
Primary Bedroom 14'8" x 15'11"	4pc Bathroom 5'11" x 5'11"

Listing Presented By:



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Living room 15'9" x 17'4"