



# 1465 West Kelowna Road West Kelowna British Columbia

\$1,299,900

Visit REALTOR website for additional information. Situated on a 0.46-acre lot in West Kelowna Estates, this 6,128 sq ft custom home offers scale, flexibility, and zoning advantages rarely available in the area. With frontage on both West Kelowna Road and Valois Road, the property provides practical access and supports long-term use potential beyond typical residential properties. The home spans three levels, with over 4,200 sq ft of finished living space on the upper floors and approximately 1,900 sq ft of roughed-in lower-level area featuring 9' ceilings and a separate entrance. The lower level is well suited for future suite development, extended family living, or home-based business use. The main floor includes an open kitchen with a large island, double wall ovens, cooktop, and extensive cabinetry, connecting directly to the dining and living areas. A deck off this level adds outdoor living space. The foyer features a spiral staircase and a practical, welcoming layout. Upstairs offers a primary bedroom with walk-in closet and ensuite, along with additional bedrooms and a dedicated office. R1 zoning permits a carriage house and home-based business use (buyer to verify). The flat, pool-sized yard includes mature landscaping and underground irrigation. A triple attached garage and flat paved driveway provide ample parking. A well-located West Kelowna Estates property offering size, zoning versatility, and long-term potential. (id:6769)

Listing Presented By:



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**RE/MAX Kelowna**

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Laundry room 10'3" x 5'5"

Office 5'11" x 10'6"

Storage 13'4" x 8'6"

4pc Ensuite bath 17'4" x 10'9"

Primary Bedroom 14'8" x 23'4"

Bedroom 15'9" x 11'10"

Bedroom 16'3" x 11'10"

4pc Bathroom 8'6" x 7'8"

Pantry 6'11" x 4'2"

Mud room 5'3" x 11'3"

3pc Bathroom 11'3" x 5'6"

Den 17'7" x 15'3"

Foyer 16'1" x 14'8"

2pc Bathroom 5'9" x 6'0"

Family room 32'5" x 18'0"

Bedroom 15'0" x 11'0"

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Dining nook 8'5" x 4'7"

Living room 16'6" x 15'5"

Bedroom 13'3" x 5'9"