



## 183 Magic Drive Kelowna British Columbia \$1,175,000

Located in the prestigious northern part of Magic Estates, this architecturally designed 4 bed 3 bath home offers gorgeous views of Okanagan Lake and the mountains. Designed to maximize natural light, it features oversized windows on all sides, bathing every room in daylight and offering stunning views from nearly every angle. With far more windows than a typical home, the design ensures a bright, open atmosphere throughout. Custom built with quality and longevity in mind, the home features a durable cement tile roof, offering fireproofing, exceptional thermal mass, and superior insulation for year-round comfort and energy efficiency. The spacious foyer leads to Douglas fir stairs with glass railings, opening to the upper level. Solid hardwood and ceramic tile floors provide timeless elegance. The living area boasts a cathedral ceiling, a gas stove on a stone feature wall, and panoramic lake and mountain views. A 180 sq. ft. covered balcony is perfect for relaxation. The kitchen offers ample counters, a gas range, and custom-built cabinetry for style and functionality. The dining room opens to a red cedar deck and tranquil low maintenance yard with mature trees. The lower level includes a bright office or studio with large windows, a spacious gym that can double as a theater, music room, or flex space, a 4th bed, a 3rd bath, and laundry. Offered for sale for the first time, this home reflects exceptional care and attention to detail, with easy access to Knox Mountain Park. (id:6769)

Full bathroom 7'4" x 6'2"

Bedroom 11'6" x 8'9"

Laundry room 12' x 7'

Foyer 15'4" x 11'6"

Gym 17'6" x 11'2"

Den 17' x 11'4"

Dining room 16' x 12'

Bedroom 13' x 8'4"

Bedroom 12'7" x 8'

Full bathroom 9' x 4'6"

Full ensuite bathroom 9' x 8'6"

Primary Bedroom 13' x 11'6"

Living room 20' x 17'

Kitchen 16' x 14'

Listing Presented By:



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Royal LePage Kelowna

<http://welcomehomekelowna.com/>

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