



## 2822 Ourtoland Road West Kelowna British Columbia

\$1,599,000

LIVE, work and play nestled within the WESTSIDE WINE TRAIL! With WINERIES, VINEYARDS and RESTAURANTS outside your door, LAKE & MTN views stage right, and LAKEVIEW VILLAGE Shopping Ctr a short walk away, this 4BD/3.5BA WALK-OUT RANCHER offers great revenue in a 1BD/1BA LEGAL short term rental SUITE in TOP 1% of AIRBNB Host properties! Across the street is Terralux, soon to be Kelowna's 2nd Gravity Fed Winery! Your twilight views feature The Hatching Post, Mt Boucherie Winery and vineyards cascading towards Lake Okanagan...Warm INTERIOR features Custom GARRY OAK, Porcelain Tile wall, OIL RUBBED BRONZE Light Fixtures, QUARTZ C/tops, 6 burner gas cooktop & FRIGIDAIRE Professional Series SS APPLIANCES. Butler's Pantry & Laundry sit conveniently off Kitchen, while PRIMARY boasts more sweeping panoramic views, DECK access, and a large ENSUITE w/OVERSIZED shower. EXTERIORS include a partially covered & uncovered DECK, private courtyard off entry, oversized 751 sq ft garage/workshop (EV charger), container garden & equipment shed. Luxury utilities include Noritz HW on Demand w/ smart circulation memory, Air Exchanger & Hi-Eff Furnace. This home is exposed to great views but located in an unpretentious, unnoticed location. Truly a hidden gem... (id:6769)

Other 6'9" x 4'8"

Bedroom 14'6" x 9'7"

Laundry room 5'7" x 6'4"

Full bathroom 8'6" x 5'6"

Dining room 7'6" x 4'

Kitchen 15'4" x 8'9"

Living room 18' x 13'10"

Other 26'11" x 11'11"

Storage 5'0" x 1'6"

Full bathroom 6'8" x 8'9"

Bedroom 12' x 12'8"

Family room 14'1" x 17'7"

Workshop 15' x 5'10"

Other 23' x 11'5"

Other 6' x 21'11"

Other 12'8" x 6'11"

Other 14'11" x 14'11"

Great room 30'7" x 11'11"

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