



# 3323 Water Birch Circle Kelowna British Columbia

\$2,080,000

Perfectly positioned on one of McKinley Beach's most desirable and quiet streets, this stunning lake view home offers exceptional privacy, with green space bordering both sides of the property. Designed for seamless indoor-outdoor living, the main level features a bright open-concept layout with expansive windows, a spacious living area anchored by a cozy fireplace, and a beautifully appointed kitchen complete with a 6-burner Fulgor gas range and a walk-in pantry. A folding glass door opens the living space to a large tiled deck, creating the perfect setting for entertaining while taking in the lake views. The deck also features a large power sunscreen for added comfort and shade. A second bedroom and full bathroom complete this level. The walkout lower level is equally impressive, featuring a generous rec room with a wet bar, custom wine cellar display, and a second fireplace. 2 more bedrooms and a jack-and-jill bathroom complete the main lower level. The home also features a legal one-bedroom suite with its own entrance, offering excellent flexibility. Additional highlights include a triple-car garage, built-in speaker system, dual-zone heating and cooling, and a great lower patio space with an irrigated yard. Enjoy McKinley Beach's amenities, including a great fitness center, pickle ball and tennis courts, amazing trails, the beach and marina. (id:6769)

Listing Presented By:



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<http://www.kronykrealty.ca/>

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Wine Cellar 7'5" x 6'6"

Recreation room 25'11" x 18'8"

Den 13'11" x 12'

Bedroom 13'3" x 10'5"

Bedroom 12'6" x 13'3"

Bedroom 14'7" x 15'3"

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Mudroom Measurements not available

Primary Bedroom 13' x 17'3"

Living room 15'6" x 18'8"

Laundry room 8'6" x 11'3"

Kitchen 13'11" x 12'7"

Dining room 10'6" x 8'1"

Bedroom 10'6" x 11'7"

5pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Kitchen MISC, Multiple Listing Service

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