



# 3399 Water Birch Circle Kelowna British Columbia

\$1,448,000

OPEN HOUSE SATURDAY APRIL 20TH 1 PM - 3 PM This bright & open concept home is designed to impress with its modern finishes & stunning features. The large lake view serves as a beautiful backdrop; the outdoor entertainment area provides a perfect space for hosting guests. The gourmet inspired kitchen is sure to delight any aspiring chef, & the adjacent dining room with access to the outdoor area creates a seamless flow for indoor-outdoor living. One of the excellent benefits of this home is the legal 1 bedroom suite for generating rental income as a mortgage helper. The entertainer's kitchen leads to a spacious dining room, where a double sliding door opens up the wall & enhances the open atmosphere. The Primary bedroom serves as a personal oasis, providing plenty of room for a king-size bed and a private lounge area. Additionally, it features a unique touch with a bathtub placed right beside a fireplace, creating a romantic setting for cozy evenings at home. The ensuite is a magnificent addition to the home, featuring a double vanity with abundant cabinet space. The walk-in shower is equipped with a rain shower head, handheld wand, and a bench for added comfort and convenience. Located in McKinley Beach, the community offers a range of amenities for residents to enjoy, including walking trails, tennis/pickleball courts, an outdoor gym, a playground, & a community garden.

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Primary Bedroom 22'7" x 21'0"

5pc Ensuite bath 11'2" x 11'7"

4pc Bathroom 7'11" x 10'1"

Bedroom 12'3" x 13'11"

Kitchen 19'8" x 14'7"

Dining room 10'3" x 12'1"

4pc Bathroom 12'5" x 10'6"

Utility room 5'11" x 4'6"

Full bathroom 8'5" x 4'11"

Bedroom 10'2" x 13'5"

Living room 15'4" x 13'9"

Laundry room 5'7" x 6'11"

Kitchen 8'4" x 13'9"

Bedroom 14'5" x 11'7"

Listing Presented By:



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Royal LePage Kelowna

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

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