



## 3416 Water Birch Circle Kelowna British Columbia

\$1,847,700

Custom built 3521 sf open concept home captivates from the moment you step inside, showcasing a thoughtfully designed layout with soaring ceilings, luxurious details and expansive glass framing lake views from both levels. Chef-inspired kitchen w/ quartz countertops, oversized island w/ sleek pop-up outlet, gas cooktop, double wall ovens, beverage fridge, Fisher & Paykel appliances + dual drawer dishwashers. Soft-close cabinetry, b/in spice rack, spacious walk-in pantry and modern travertine backsplash. The primary is a private retreat boasting an impressive closet + spa-inspired ensuite w/ heated floors, double sinks and a free-standing soaker tub. Lower level offers 2 generous bedrooms, a versatile family/rec space and access to a private hot tub. Enjoy entertaining year round w/ infrared heaters on deck, motorized sunshades, a BBQ outlet and frosted glass railings for privacy. Extras radiant in-floor heating, Navien water system, 8' solid core doors, convenient laundry chute, dimmable lighting, motorized blinds, epoxy floors & storage cabinets in garage, new washer/dryer. Meticulously maintained and beautifully finished, this home offers luxury, function, and comfort -all within one of Kelowna's most desirable lakeview communities. McKinley Beach is known for its natural beauty and extensive outdoor amenities - a private marina, 10km of walking trails, playgrounds, tennis/pickleball courts an outdoor gym and only mins to YVR, retail and shopping! Furniture negotiable. (id:6769)

Recreation room 17'1" x 21'

Bedroom 14'3" x 14'3"

Bedroom 13'4" x 13'10"

4pc Bathroom 9'6" x 10'6"

Other 9'11" x 8'1"

Pantry 7'10" x 7'5"

Primary Bedroom 14'5" x 15'0"

Family room 9'11" x 10'3"

Living room 19'6" x 21'2"

Laundry room 6'6" x 9'1"

Kitchen 15'1" x 10'1"

Dining room 13'1" x 10'6"

5pc Ensuite bath 11'8" x 10'3"

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

Listing Presented By:



Originally Listed by:  
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