



3448 Arrowroot Drive Kelowna British Columbia

\$2,875,000

Welcome to this stunning modern farmhouse in McKinley Beach, where timeless architecture meets refined luxury in over 4,150 sq. ft. of thoughtfully designed living space. Positioned just one street above the beach and marina, this custom-built home with a salt water pool captures breathtaking lake views from both levels. The chef's kitchen features premium Miele appliances, including a 6-burner gas range with grill, double wall ovens, wine fridge, paneled Thermador refrigerator and freezer, custom wood cabinetry, Dekton countertops, Shaw's porcelain sink, and a walk-in pantry with a prep sink and second dishwasher. The open-concept living area is anchored by a dramatic floor-to-ceiling stone fireplace, custom built-ins, and expansive windows framing the lake. Step onto the covered deck to enjoy spectacular sunsets beside the gas firepit, complete with a power awning and built-in speakers. The luxurious primary retreat offers power blinds and a spa-inspired ensuite with heated floors, a clawfoot soaker tub, walk-in shower, and spacious walk-in closet. A second bedroom with its own ensuite, powder room, and a well-appointed mudroom complete the main level. The lower level is designed for year-round enjoyment, featuring a spacious rec room, wet bar with beverage fridge, soundproof theatre room, freestanding gas fireplace, and seamless access to the private backyard oasis. Relax poolside with a Phantom screen for shade in the afternoon sun. The home is offered with select designer furnishings included, featuring the beautiful dining table and chairs, kitchen barstools, living room sectional, and the stylish King four-poster bed frame, dresser and nightstands in the primary suite. Additional luxury features include a fenced dog run, durable metal roof, security system with cameras, and rough-ins for both an EV charger and a car lift in the garage. Enjoy McKinley Beach's ...

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RE/MAX Kelowna

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100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

Other 9'8" x 4'11"

Storage 19'6" x 13'1"

Recreation room 21'4" x 20'9"

Office 10'11" x 9'9"

Other 9'8" x 7'8"

Pantry 7'1" x 9'

Primary Bedroom 13'4" x 17'5"

Mudroom 10'5" x 5'11"

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Laundry room	13'5" x 8'4"	Living room	19'8" x 21'11"
Family room	28'1" x 23'1"	Kitchen	18'1" x 13'10"
Bedroom	13'6" x 16'6"	Dining room	17'9" x 9'2"
Bedroom	8'11" x 19'9"	Bedroom	10'11" x 10'8"
4pc Ensuite bath	Measurements not available	5pc Ensuite bath	Measurements not available
2pc Bathroom	Measurements not available		