



# 3450 Shayler Road Kelowna British Columbia

\$2,199,000

2nd price reduction. Gorgeous modern home in the desirable McKinley Beach. Carefully designed by Mullins Design. Offering over 4,300 sq. ft of living with high-end finishes at every turn including walnut floors, 8-foot solid doors, superior soundproofing, a LeGrand lighting system, concrete walls and steel railing. Quiet & Private. Upon entry you'll notice high-ceilings and large windows capturing the beautiful lake and mountain views. Excellent floor plan for living and entertaining with a seamless flow between the large kitchen, living room, dining and even office. From the living room step through the 9' tall sliding doors to discover a tranquil lake view oasis with space for dining, grilling and lounging. The gourmet kitchen will delight any chef with a professional appliance package and spacious island. Main floor primary bedroom offers lake views, a custom walnut feature wall, beautiful 5-piece en suite, and large walk in closet. From the primary enjoy access to the lake view covered patio. The lower-level features a large family room, 2 bedrooms and a 600 SF One bed legal suite with high end finishes. Extra-large two car garage, work bench, 220 V Car outlet and triple driveway. Lower level offers 672 sq ft unfinished flex space (Suite, Gym) with 10' ceilings. Backyard offers room for a pool and hot tub with Lakeviews. Residents can enjoy access to the Beach, Private Marina, Outdoor gym, Trails, Tennis & Pickle ball courts, etc. (id:6769)

- Other 8'11" x 5'4"
- Utility room 8'8" x 9'6"
- Storage 23'2" x 26'9"
- Recreation room 18'0" x 19'10"
- Living room 11'0" x 12'1"
- Kitchen 9'6" x 8'4"
- Bedroom 10'4" x 10'0"
- Bedroom 11'0" x 13'4"
- Bedroom 11'0" x 13'4"
- 4pc Bathroom 8'0" x 9'4"
- Other 10'10" x 9'6"
- Primary Bedroom 18'0" x 11'4"
- Office 11'0" x 10'
- Living room 20'9" x 21'7"
- Laundry room 8'0" x 9'6"

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