



## 3460 Patsy Road Kelowna British Columbia

\$2,750,000

Architectural brilliance meets urban convenience in this 6-bedroom, 7-bath residence, including a 2-bedroom, 2-bath legal suite w/ Air BnB income potential. Just steps from Gyro Beach & Pandosy Village, the home pairs striking design with everyday functionality. Inside, soaring ceilings & floor-to-ceiling windows create an airy space. A floating staircase anchors the open living space, offering a dramatic fireplace feature, wide-plank hardwood, & exposed steel beam detail make bold statements. The chef's kitchen is outfitted w/ sleek push-touch cabinetry, quartz surfaces, premium JennAir appliances, & a wine display, with seamless flow to the dining & family rooms. The main-level primary retreat offers a wall-sized custom wardrobe & spa-like ensuite w/ heated floors, a soaker tub, & large shower. Upstairs, find 3 additional bedrooms, 2 baths, a glass-railed office nook, & 2 covered decks w/ mountain & peek-a-boo lake views. Designed for entertaining, the backyard offers a private courtyard patio w/ covered outdoor kitchen, speakers, & pool heater rough-in, plus a manicured fenced lawn with room for a pool. The legal suite impresses with its own island kitchen, living area, laundry, & expansive deck. Add'l features include a heated triple garage w/ epoxy floors, ample exterior guest parking, landscape lighting, & secure perimeter fencing. This residence seamlessly blends modern architecture w/ the walkable Okanagan lifestyle in one of the trendiest neighbourhoods. (id:6769)

Laundry room 8'2" x 5'6"

4pc Ensuite bath 8'5" x 4'11"

Laundry room 8'3" x 10'5"

5pc Ensuite bath 8'5" x 9'2"

Bedroom 11'4" x 17'8"

Bedroom 12'4" x 19'3"

5pc Bathroom 8'2" x 8'11"

Bedroom 14'11" x 10'5"

Office 11'1" x 11'1"

Utility room 6'1" x 9'2"

Primary Bedroom 13'2" x 18'9"

Living room 12'1" x 10'11"

Kitchen 17'1" x 19'9"

Other 28'6" x 27'5"

Family room 21'1" x 23'8"

Dining room 13'6" x 15'3"

5pc Ensuite bath 12'1" x 19'1"

2pc Bathroom 8'5" x 9'5"

2pc Bathroom 8'5" x 9'5"

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