



## 3504 Arrowroot Drive Kelowna British Columbia

\$1,495,000

A rare opportunity to build your dream waterfront home in the beautiful community of McKinley Beach. Perfectly positioned beside green space, this exceptional lot offers added privacy with no neighbour on one side and direct access to the scenic trail leading down to the beach just steps away. Enjoy the ultimate Okanagan lifestyle with the marina within walking distance, where you can keep your boat, kayak, or paddleboard, plus swim docks for those perfect summer days on the lake. This generous, pool-sized lot offers incredible flexibility, allowing for a custom home of up to 5,000 sq. ft., with plenty of room for a triple car garage and a pool. McKinley Beach has fantastic resort-style amenities including a community centre with an indoor pool, outdoor hot tub, sauna, yoga studio, and a fully equipped gym, along with pickleball and tennis courts, community gardens, and endless hiking trails right outside your door. Close to the airport, UBC-O and still only 15 minutes to Kelowna, this location is really the best of both worlds, perfect for nature lovers and still a convenient distance for entertainment and amenities. The newly opened Azadi Winery, also within walking distance, adds to the unique charm of this lakeside community. Build your dream home and experience the perfect blend of nature, luxury, and recreation in one of Kelowna's most sought-after lakefront neighbourhoods. (id:6769)

Listing Presented By:



Originally Listed by:  
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