



## 3513 EMPIRE Place West Kelowna British Columbia

\$1,200,000

Welcome to this stunning, extensively renovated home nestled in the sought-after community of Lakeview Heights. Tucked away on a quiet cul-de-sac, this beautifully appointed residence overlooks Green Bay and is surrounded by the renowned West Kelowna Wine Trail, offering both tranquility and lifestyle appeal. The home has undergone significant upgrades, including a completely new heating and plumbing system, energy-efficient on-demand hot water, a high-efficiency furnace, and central air conditioning, providing modern comfort and long-term efficiency. Offering 5 bedrooms and 3 full bathrooms, the layout is thoughtfully designed for flexibility and functionality. The main level features vaulted ceilings, an open-concept living area, and a formal dining space ideal for entertaining. The spacious primary suite boasts panoramic views and direct access to an oversized balcony—perfect for morning coffee or sunset relaxation. The fully finished lower level has been transformed into a self-contained 3-bedroom suite with a separate entrance and full kitchen, making it ideal for extended family, guests, or rental income potential. This level also includes a full bathroom and generous living space. Combining extensive renovations, versatile living options, and an exceptional location, this home offers outstanding value in one of West Kelowna's most desirable neighbourhoods.

(id:6769)

Utility room 9'9" x 4'7"

Storage 24'1" x 12'10"

Bedroom 9'8" x 14'1"

Bedroom 14'2" x 10'8"

Dining nook 10'4" x 9'2"

4pc Ensuite bath 9'10" x 8'4"

Laundry room 5'1" x 8'10"

Bedroom 9'11" x 15'3"

Primary Bedroom 13'6" x 15'3"

Dining room 10'11" x 12'11"

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