



# 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"

Recreation room 16'2" x 27'8"

Bedroom 13'6" x 14'9"

Full bathroom 4'9" x 8'9"

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"

Kitchen 16'9" x 14'10"

Living room 12'1" x 15'1"

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Kelowna**

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