



# 3596 Arrowroot Drive Kelowna British Columbia

\$2,395,000

Contemporary lakeview residence in the sought-after McKinley Beach community, designed to capture panoramic views of Okanagan Lake and surrounding mountains from nearly every room. Ideally positioned with green space on one side, the home enjoys exceptional privacy in a peaceful natural setting. Clean architectural lines and expansive floor-to-ceiling windows create a bright, modern interior where indoor and outdoor living flow seamlessly. The open-concept main level features a dramatic double-height wall of glass and a striking floor-to-ceiling black tile fireplace framing breathtaking lake views. The chef-inspired kitchen offers a waterfall-edge island, quartz counters, ceiling-height cabinetry, premium KitchenAid appliances, and a fully equipped butler's pantry. The dining area opens to the covered upper deck--perfect for lakeside entertaining. The primary suite is a tranquil retreat with floor-to-ceiling windows, custom walk-in closet, and a spa-inspired 5-piece ensuite with heated floors, freestanding tub, and tiled walk-in shower. A dedicated office or studio completes the main level. The walkout lower level continues the lake views with floor-to-ceiling windows and offers a spacious family room with two-sided fireplace, wet bar, and climate-controlled wine room for 600+ bottles. Three bedrooms and three bathrooms are located on this level, two with private ensuites. Covered decks span both levels, including a lower terrace with hot tub. Backing onto greenbelt with only one neighbouring home and featuring a rare three-car garage, this exceptional property offers privacy just minutes from the lake and Kelowna amenities. (id:6769)

Wine Cellar 12'8" x 11'4"

Recreation room 21'4" x 28'0"

Bedroom 10'4" x 9'6"

Bedroom 15'9" x 11'0"

Bedroom 11'11" x 12'9"

4pc Bathroom 6'7" x 8'0"

Office 10'4" x 12'1"

Mud room 7'9" x 14'1"

Living room 33'10" x 14'2"

Laundry room 5'8" x 9'7"

Kitchen 17'8" x 11'11"

Foyer 13'1" x 9'7"

Listing Presented By:



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3pc Ensuite bath 5'9" x 9'6"  
3pc Ensuite bath 6'8" x 8'1"  
Storage 7'10" x 6'0"  
Primary Bedroom 15'9" x 14'1"

Dining room 15'8" x 12'0"  
5pc Ensuite bath 16'4" x 10'1"  
2pc Bathroom 5'0" x 5'