



# 3745 Kimatouche Road Kelowna British Columbia

\$999,000

Welcome to McCulloch Estates, where mature trees, generous lots and a peaceful setting capture the appeal of Southeast Kelowna living. Set on 0.40 flat acres, this three-bedroom, 2.5 bathroom home gives you room to spread out, with a massive backyard, an attached double garage and ample parking for your RV or boat. The sellers have recently renovated the home including the paint, poly b plumbing replacement, and a fresh new ensuite making this home move in ready. Inside, just over 1,800 sq. ft. offers a comfortable balance of shared spaces and room to yourself. Superb family floor plan with separate living and family rooms providing flexibility for everyday living and entertaining, while all three bedrooms are together upstairs. Main-floor laundry, a convenient powder room and central air conditioning add to the home's practical appeal. The generous backyard opens up possibilities for the way you like to spend your time, whether that means growing a garden, building a shop, gathering with friends or giving the kids room to play. Mature trees provide an established backdrop, with space to make the yard your own. Beyond home, there's plenty to enjoy. Spend an afternoon golfing at Gallagher's Canyon, explore the trails at Scenic Canyon Regional Park or meet friends at a local winery. The surrounding orchards and country roads are part of what makes this corner of Kelowna so desirable. Come explore the home, walk the yard and picture your next chapter here. (id:6769)

Bedroom 10'11" x 9'4"

Bedroom 10'11" x 9'3"

4pc Bathroom 7' x 7'5"

4pc Ensuite bath 7' x 4'11"

Primary Bedroom 12'8" x 11'8"

2pc Bathroom 6'2" x 4'4"

Storage 8' x 9'6"

Laundry room 9'6" x 9'4"

Family room 14'0" x 17'2"

Dining room 10'11" x 9'7"

Kitchen 12'11" x 11'1"

Living room 18'2" x 19'10"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**RE/MAX Kelowna**

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