



# 3965 Milford Road West Kelowna British Columbia

\$2,749,900

Experience luxury waterfront living on the Pritchard Canal in this exceptional custom-built home with a pool, putting green, private dock with a boat and sea doo slips. Offering 3438 sq. ft. of thoughtfully designed living space, this property showcases a blend of elegance and comfort, perfect for year-round enjoyment or as a premium investment opportunity. Inside, rich maple hardwood and Italian travertine floors set the stage for the expansive open-concept layout, while the chef's kitchen impresses with quartz countertops, GE stainless steel appliances, a gas cooktop, double wall ovens, and a stunning custom river table bar. Kitchen Craft cabinetry with soft-close drawers completes the upscale feel. The homes main level features two spacious primary suites, each with walk-in closets and luxurious spa-inspired ensuites that include an Oceana jetted tub and heated flooring. A fully self-contained three-bedroom in-law suite with private entrance. Built with efficiency in mind, the home includes a Navien on-demand hot water system, dual 30-amp EV charging in the oversized heated garage (14' ceilings), water softener, central heating and cooling. Step outside to your low-maintenance backyard retreat with over 102 feet of water frontage, expansive composite decking, tempered glass railings, gas BBQ hookups, and hot tub rough-in. The heated saltwater pool, putting green and expansive concrete deck space ensure hours of entertaining fun. Move in and enjoy the Okanagan summer! (id:6769)

Utility room 3'5" x 11'4"	Living room 27'7" x 19'1"
Kitchen 17'5" x 9'11"	Laundry room 8'3" x 7'7"
Family room 17'3" x 11'2"	Kitchen 16'8" x 13'3"
Bedroom 12'9" x 16'11"	Other 25'1" x 29'5"
Bedroom 10'6" x 9'8"	Dining room 10'11" x 13'9"

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Bedroom 14'6" x 16'

3pc Bathroom 5'6" x 8'6"