



1296 Menu Road West Kelowna British Columbia

\$1,895,000

Indoor-Outdoor Living in Prestigious Lakeview Heights Just Minutes off the Wine Trail. This newly built custom home boasts incredible lake views and offers a unique blend of indoor and outdoor living. With 3 bedrooms and an office in the main home and a 1 bedroom legal suite downstairs, this property is perfect for families or as a lucrative Airbnb rental. The main house and suite both feature their own theatre room, soaring high ceilings, and smart home features - including automated Lutron blinds in the master bedroom / ensuite, and built in indoor/outdoor stereo system. The main living space is also wired for automated blinds. Enjoy seamless indoor/outdoor living with accordion doors that fully open to a large deck overlooking the lake that's complete with an outdoor kitchen. The backyard is flat, fully contained, and sized for a pool. Located right on the West Kelowna wine trail and less than a 2-minute drive to the Mt Boucherie hiking trails, this home offers the perfect balance of living surrounded by nature in a luxurious setting. Proximity to the wine trail, the high quality finishings, and the large private outdoor space for the suite make this Airbnb highly desirable and more likely to attract high quality long term tenants as well. Don't miss this incredible opportunity to own a piece of paradise in one of Kelowna's most prestigious neighbourhoods. Check out our Youtube tour:

<https://www.youtube.com/watch?v=ZGS3DULEKOQ> (id:6769)

Primary Bedroom 13'6" x 13'1"

Laundry room 8'4" x 5'5"

Bedroom 9'8" x 10'7"

Storage 7'6" x 5'9"

Bedroom 10'5" x 11'7"

Kitchen 13'1" x 13'

5pc Ensuite bath 9'2" x 12'7"

4pc Bathroom 10'1" x 11'7"

Kitchen 9'10" x 10'8"

Living room 11'11" x 18'2"

2pc Bathroom 5' x 5'

Den 10' x 10'2"

Laundry room 5'5" x 8'3"

Primary Bedroom 12'4" x 10'2"

Den 10'5" x 14'5"

Storage 11'5'5" x 11'5"

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Living room 14' x 19'10"

4pc Bathroom 6'10" x 12'5"

Den 7'9" x 9'6"