

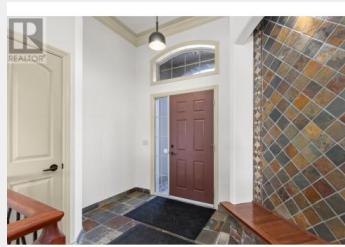
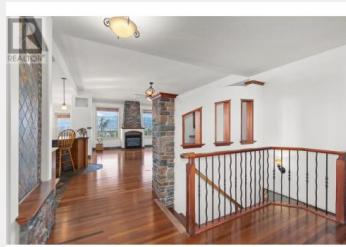
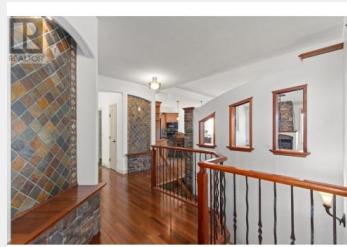


## 1641 Merlot Drive West Kelowna British Columbia

\$1,188,000



- Utility room
- Laundry room
- Family room
- Den
- Bedroom
- Bedroom
- Bedroom
- Other
- 4pc Bathroom
- Other
- Primary Bedroom
- Office
- Living room
- Laundry room
- Kitchen
- Foyer
- Dining room
- Den
- Bedroom



PRICE REDUCED to \$79,000 below Assessment. Custom-designed by the builder, this lake-view 5 bedroom rancher totals 3931 square feet. It boasts a bright walkout basement and offers versatile living options with the potential for a 3-bedroom suite, complete with a separate entrance accessing parking from Merlot Way.

Additionally, there's a designated space for RV/boat/trailer parking. Located on 2 cul-de-sacs for quiet living.

The main floor features two bedrooms, each with its own ensuite bath. The primary bedroom has a walk-in closet, a luxurious soaker tub, a shower, and a naturally lit sitting room. An open floor plan connects the kitchen, nook, formal dining room, and living area. Access to a spacious lake-view deck with a natural gas BBQ hookup and exterior shade blinds. Conveniently, a laundry/mud room/butlers' pantry is situated off the oversized double garage. Entertainment awaits in the expansive games/family room featuring a gas fireplace and wet bar. Tons of storage space, a professionally wired media room, a hobby room, and potential for an indoor sauna cater to various lifestyle needs. Ready for quick possession! (id:6769)

### Dan Singla

on behalf of:  
RE/MAX Kelowna

