



1641 Merlot Drive West Kelowna British Columbia

\$1,188,000

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)

- Utility room 15'10" x 16'4"
- Laundry room 8'6" x 6'3"
- Family room 20'1" x 22'5"
- Den 6'4" x 14'1"
- Bedroom 11'7" x 10'0"
- Bedroom 11'7" x 10'0"
- Bedroom 14'10" x 11'7"
- Other 10'5" x 4'1"
- 4pc Bathroom 7'6" x 6'4"
- Other 8'10" x 5'0"
- Primary Bedroom 18'3" x 14'2"
- Office 11'6" x 9'11"
- Living room 19'3" x 23'7"
- Laundry room 7'10" x 15'1"
- Kitchen 14'6" x 15'3"
- Foyer 7'7" x 7'9"
- Dining room 11'3" x 8'4"
- Den 8'10" x 8'2"
- Bedroom 11'7" x 11'9"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<https://terlesky.com/>



Royal

LePage Kelowna

#1-1890 Cooper Rd., Kelowna, BC., V1Y-8B7

Phone: 250-869-9119
gregclarke@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.