



# 3397 Merlot Way West Kelowna British Columbia

\$1,150,000

PRICED TO SELL! Welcome to the creme de la creme of Okanagan living! This jaw-dropping walkout rancher in the coveted Lakeview Heights is where family memories are made (and then some). The kitchen? Oh, it's a chef's dream - think bright, open, and packed with stainless steel appliances, an eat-in island, and a cozy dining space. Love hosting? You're in luck! The upper deck serves up killer lake views while the covered patio cozies up to the perfect saltwater pool, which gets tucked in snugly every winter. Picture this: your summers are spent splashing, laughing, and lounging with family and friends under the Okanagan sun. Host those classy "Diner en Blanc" soirees, or snuggle up with a book around the patio fire on those cool, drizzly evenings. Rainy day? No worries, head to the expansive rec room downstairs and catch the game on TV. Space? We've got it. With 3 bedrooms upstairs, 2 more downstairs + unfinished bonus room, there's plenty of room for everyone and their cousin. Store all your toys in the double-sized garage or the spacious driveway, and there's even an unfinished workshop/storage room for all your hobby knick-knacks. And the location? Prime. You're just a hop, skip, and a jump away from wineries, parks, restaurants, childcare, and schools. Nestled in a quiet, peaceful cul-de-sac, you'll adore the fantastic long-time neighbors. This West Kelowna gem is ready to be the backdrop for your family's next chapter. Don't miss out! (id:6769)

- Other 6'7" x 7'11"
- Primary Bedroom 14'11" x 12'
- Living room 23'8" x 18'2"
- Laundry room 5'11" x 10'6"
- Kitchen 12'2" x 15'5"
- Other 23'9" x 19'10"
- Dining room 10'6" x 17'
- Bedroom 15'2" x 10'11"
- Bedroom 15'4" x 10'9"
- Bedroom 15'2" x 10'11"
- 4pc Bathroom 4'11" x 11'11"
- 3pc Ensuite bath 8'2" x 7'11"
- Other 14'10" x 10'8"
- Storage 14'6" x 26'2"
- Recreation room 18'8" x 28'3"

Listing Presented By:



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Royal

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Bedroom 11'6" x 11'3"