



1163 Menu Road West Kelowna British Columbia

Lakeview Heights

\$909,000



ENJOY BREATHTAKING PANORAMIC LAKE VIEWS! Welcome to 1163 Menu Road, ideally situated on an expansive 0.41-acre lot in the highly sought-after Lakeview Heights community of West Kelowna. This charming 3-bedroom, 3-bath rancher offers 1,982 sq. ft. of finished living space, plus 581 sq. ft. of unfinished walkout basement—perfect for a future bedroom, media room, or extra storage. Thoughtfully maintained, this home features key updates including a 5-year-old roof, hot water tank (2021), fresh interior paint (2024), and exterior paint (2025). Modern appliances include a washer and dryer (2020), dishwasher (2022), and fridge (2020). The furnace motor and circuit board were replaced in 2022, and the A/C was serviced the same year. Take in the stunning lake views from multiple vantage points—including your 27' wide covered deck or the spacious living and dining room, featuring floor-to-ceiling windows that flood the space with natural light and frame the spectacular Okanagan landscape. The spacious backyard offers endless possibilities for gardening, play, or relaxation, with the added bonus of mature Concord grapevines—perfect for snacking, preserving, or winemaking. Located just minutes from world-class wineries, beaches, parks, and amenities, this is a rare opportunity to enjoy the best of Okanagan living in one of West Kelowna's most picturesque and desirable settings. Priced...



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