



**1269 Marlyn Court West Kelowna British Columbia**  
 Lakeview Heights  
**\$819,000**



This cherished, one-owner home in West Kelowna perfectly balances modern refinement with the quintessential Okanagan lifestyle. Tucked away on a quiet cul-de-sac, the expansive .26-acre lot is a gardener's masterpiece, boasting a private mini orchard of peach, pear, apple, and walnut trees alongside grapevines and raspberries. Fully fenced rear yard with established perennials and u/g irrigation. The interior exudes pride of ownership, featuring a bright upgraded kitchen with gleaming S/S appliances that flows easily into the adjacent dining and living rooms with newer laminate floors. The main floor is functional and meticulous, with 3 good sized bedrooms and updated main bath. The primary bedroom offers a 3 piece ensuite and views of the beautiful gardens and neighbouring park. Entertaining is easy in the versatile lower level complete with a wet bar and wood stove ( WETT certificate on file ) With extensive recent mechanical updates--including a 2023 roof and flooring, a newer high-efficiency heat pump (2025)and hot water tank (2020)gutters and downspouts (2020) and with new windows in 2006--this impeccably maintained home offers total peace of mind in a premier location near schools, beaches, and world-class wineries. See it first! Open House March 7 12-2 pm . (id:6769)



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Suzie Doratti**

Engel & Volkers Okanagan

Phone: (250) 868-7197

<https://suziedoratti.evrealstate.com>

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