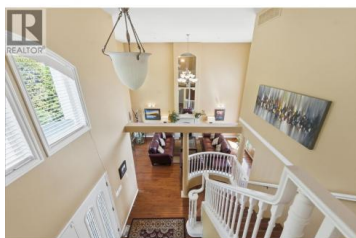


## 1277 Menu Road West Kelowna British Columbia

Lakeview Heights

# \$1,299,000



Commanding a premier, elevated position in West Kelowna's highly sought-after South Boucherie neighbourhood, 1277 Menu Road represents a rare opportunity to acquire an executive family estate designed to capture the very best of the Okanagan lifestyle. Spanning over 4,000 square feet of light-filled living space with 5 bedrooms and 4 bathrooms, this substantial residence offers an expansive, versatile floor plan perfect for both grand-scale entertaining and quiet family retreats. The true crowning jewel of this exceptional property is the massive, sprawling decks gracing all three levels, creating seamless indoor-outdoor living and providing front-row seats to sweeping, unobstructed panoramic views of Okanagan Lake and the lush, rolling vineyards below. Enhancing its incredible utility, the lower level features a fully separate living area with its own private entry, ideal for guests, extended family, or a mortgage helper, without compromising on the spectacular lake and vineyard vistas. Nestled on an incredibly quiet, established street, this address offers a peaceful, slower-paced sanctuary surrounded by prestigious estate wineries, scenic hiking trails, and sandy beaches, all while remaining just a short drive from the urban core. It is a masterclass in scale and scenery, perfectly tailored for those who want to live life framed by world-class vistas. This property will n...



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