



## 1640 Merlot Drive West Kelowna British Columbia

Lakeview Heights

**\$849,900**



GREAT VALUE FOR MONEY!!! A lovely family home priced well under the \$937,000 Tax Assessed Value! A short walk to Chief Tomat Elementary School, a short drive to Mount Boucherie Secondary & Constable Neil Bruce Middle schools, as well as Mount Boucherie Park, the Arena, Tennis Courts & Baseball Diamonds. Merlot Drive is a quiet no-exit street with views over Westbank, the mountains & Lake OK. The oversized lot has a garden shed & a large concrete patio to the rear, a lovely flower garden & parking for 4 cars, plus RV parking on the side. The home has 4 bedrooms but a 5th could be added if needed. There are 3 full bathrooms, a large open kitchen, plus a large covered deck to the front of the home. Please come & view today! The Seller's remarks: We just love this house for the following reasons - 1. The kitchen (large & open for entertaining &/or a large family). 2. The southern view (views of Lake OK, the mountains & the town of Westbank). 3. The quietness of the neighbourhood & friendliness of neighbours. This is a cul-de-sac so very few non-resident or visitor cars. 4. The beauty of the flowers & garden (dreamy rose garden along the driveway & border). 5. Its proximity to a number of schools. 6. The proximity to shopping centers. 7. Being close enough to the highway for easy driving to Kelowna, Penticton, Peachland. etc. & the coast via the Connector. 8. We also have fibre o...



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