



## 1670 Pritchard Drive West Kelowna British Columbia

Lakeview Heights

# \$2,195,000



Welcome to an exceptional waterfront retreat on Pritchard Canal, where the Okanagan lifestyle comes to life. Here you will find the convenience of waterfront living without the higher tax bill. Designed for comfort and elegance, this professionally renovated 3-bedroom walkout rancher offers over 3,600 sq. ft. of luxurious living space. The bright, open floor plan flows seamlessly from the gourmet kitchen, boasting a granite island, custom wood cabinetry, stainless steel appliances, and a gas range to the inviting living areas with maple hardwood floors. The main level features a sophisticated master suite, a private office, and an inspiring art studio. Downstairs, a spacious family room, and a convenient guest or in-law suite complete with its own laundry and private entrance provide ample flexibility. Enjoy modern amenities like a Navien instant hot water system. Heading outside, you are welcomed by captivating views of the canal waterway and the picturesque Mission Hill Winery bell tower. Outdoor entertaining is a dream with a covered patio, a charming timbered pergola, a main level deck, and a beautifully landscaped, east-facing front courtyard and a new roof. And as expected with a property on the waterway, this home on prestigious Pritchard Drive offers a newer dock with 4000 lb electric boat lift for your private moorage. With an impressive front entry, a double garage...



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