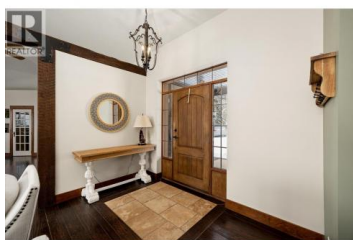




1788 Boone Court Kelowna British Columbia

Joe Rich

\$1,649,000



Escape the city for the tranquility of the countryside with this custom-crafted four bedroom plus den, four bathroom home privately set on 9.88 acres, offering a seamless balance of seclusion, sophistication and connection to nature. Constructed for enduring quality and efficiency, the home is built with Logix block ICF to the roofline, 12-inch exterior walls, R50 insulation and Low E argon windows. Geothermal radiant in-floor heating spans both levels across 11 zones for exceptional year-round comfort. Offering approximately 3,543 square feet the rancher with full walkout basement showcases vaulted ceilings, engineered hardwood floors and expansive windows framing sweeping views of Okanagan Lake, Black Mountain and the valley below. The kitchen is appointed with Caesarstone countertops, farmhouse sink, pot filler and a large island. A spacious main-floor laundry room adds everyday convenience, while a partially covered sundeck with durable fiberglass coating extends the living space for effortless indoor-outdoor living and entertaining. The primary suite captures lake views and features a walk-in closet and five-piece ensuite with clawfoot tub and patio access. The lower level offers high ceilings, exposed beams, polished concrete floors, a wood-burning fireplace, wet bar and theatre/media room, with direct access to a covered patio with Arctic Spa hot tub. A self-contained...



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