



## 2023 Derrickson Place West Kelowna British Columbia

Lakeview Heights

**\$949,800**



Come view this immaculate & updated 4 Bdrm 4 Bath Walkout Rancher! Situated on a quiet cul-de-sac, this beautiful home sits on a private, fully fenced, 0.26-acre lot, next to a walking trail. Features include hardwood and tile floors, separate elegant formal dining room, and cozy sunken in living room with a beautiful fireplace. Spacious primary bedroom with 3 closets & a 5 pc ensuite bath. Beautifully renovated kitchen with gas cook top and double wall ovens, the french doors lead out onto the newly extended, spacious deck overlooking the backyard retreat where you can take in the Okanagan views and relax with the gorgeous garden and landscaping- Previously won Best Garden multiple years in a row! Enjoy fresh produce from the large vegetable garden & 6 mature fruit producers! Backyard complete with a firepit and hot tub! Lower level offers 3 spacious bdrms with large family room, second fireplace, wet bar and walkout access with suite potential! The perfectly manicured gardens are ideal for family get-togethers and a true gardener's paradise. Large driveway with double garage and ample room for RV & boat parking. The perfect family home within close proximity to the bridge & minutes to Downtown Kelowna, shopping, schools, parks, lake and more! Truly exceptional value in an incredible, central location! Hot tub(water pump, heater, control panel, cover), some windows, roof...



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