



## 2370 Boucherie Road West Kelowna British Columbia

Lakeview Heights

**\$799,900**



Bright spacious 2741 sf, 5+ bedroom, 3-bath rancher + walkout basement on a scenic 0.42-acre lot backing onto vineyards. Don't be surprised if you are wowed by the expansive, picturesque valley, mountain & vineyard views as you enter the spacious, bright, open living area on the main level - plus a bonus view of the lake. The open floor plan features spacious dining and cooking areas. The large, vintage, U-shaped kitchen with modern stainless-steel appliances is functional and ready for a gorgeous chef's kitchen and massive island when you are ready. Multiple upgrades with new fresh paint & flooring, most windows & doors and in the past five years, roof, bathrooms, etc. Large private decks on both levels offer private spaces to relax or entertain while taking in the scenery. Below is the walkout full-daylight basement with a two-bedroom mother-in-law suite. Shared laundry. The lower den, bonus room (extra bedroom?) & large storage/cold room can easily be exclusive to either level. Ample parking on-site & in the oversized 2-bay attached carport. Situated in Lakeview Heights on the renowned West Kelowna Wine Trail with quick access to Kelowna, beaches, parks, nature, wineries & Hudson Road Elementary just down the road, this home is ideal for a family or rancher-ready retirees to enjoy the Okanagan lifestyle AND have potential extra income. Grab this chance to own a move-in re...



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