



## 3174 Boucherie Road West Kelowna British Columbia

Lakeview Heights

**\$1,179,000**



This exceptional property is nestled in the heart of West Kelowna's world-renowned wine trail. This unique offering features a 3-bed, 1720 sqft main home with an oversized double garage (23'x20'), plus a newer 2-bed, 1050 sqft carriage home perched above a massive 42'x30' garage/workshop. The workshop boasts 12.5 ft ceilings and its own 4-piece bathroom, making it ideal for any hobbyist or tradesperson. The carriage home offers stunning panoramic views of Okanagan Lake and provides an incredible investment opportunity with short-term and long-term rental potential. Just minutes from Okanagan Lake, beautiful beaches, golf courses, and top-tier restaurants, this location is unbeatable. The main home has seen numerous upgrades, including a gas furnace, kitchen appliances, counters, and a hot water tank (all updated in 2018 when the carriage home was built). With a low-maintenance yard and ample parking for all your toys, this property is the perfect combination of comfort, convenience, and investment potential. (id:6769)

### Cal Chepil

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