



# 3300 Watt Road 12 Kelowna British Columbia

\$2,990,000

Welcome to the extraordinary lifestyle of the Lower Mission, where living along the pristine shores of Okanagan Lake and the nearby Village of Pandosy combines convenience with charm. You'll find upscale boutiques, gourmet restaurants, and charming cafes just minutes from your home. Mission Bay's exclusive gated community, built with timeless integrity in 1990, features this exquisite home, which is part of a tight-knit enclave of only twelve discerning neighbours. Surrounded by lush, manicured grounds, this property provides a peaceful and scenic backdrop for your everyday life. Enjoy sunny afternoons lounging by the lakeside pool or take a quick stroll to the sandy shoreline just steps from your backyard. You can also set sail from your private dock, equipped with an electric boat lift and a jet ski lift, giving you access to countless aquatic adventures right outside your door. The open-concept main floor is flooded with natural light, seamlessly connecting the kitchen, dining area, and two spacious living areas. The space is centred around a stunning two-sided gas fireplace. The chef's kitchen boasts a granite island, top-of-the-line appliances, and a generous butler's pantry, ideal for entertaining guests. On the upper level, the primary suite features access to a private lakeside balcony, creating your personal oasis for relaxing and enjoying breathtaking views. Two additional bedrooms and a spacious loft provide ample space for family or guests. Step outside to your large lakeside patio, complete with a soothing water feature and a gas barbecue hookup, perfect for hosting gatherings while taking in the captivating views. This home offers more than just a residence; it provides a lifestyle. Experience the tranquility, luxury, and convenience of Mission Bay living, where every day feels like a vacation. Close proximity to Kelowna General Hospital adds peace of...

- Bedroom 12'2" x 15'9"
- 4pc Ensuite bath 11'7" x 7'10"
- Bedroom 14'7" x 14'4"
- Loft 18'0" x 12'4"
- 5pc Ensuite bath 11'0" x 7'10"
- Primary Bedroom 16'0" x 21'6"

- Family room 17'2" x 12'5"
- Kitchen 12'10" x 9'9"
- Living room 16'4" x 19'
- Dining room 16'4" x 9'
- 3pc Bathroom 10'1" x 11'0"
- Laundry room 10'8" x 8'2"

Listing Presented By:



Originally Listed by:  
Angell Hasman & Assoc Realty Ltd.

<http://benedetross.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Office 5'3" x 15'4"

Foyer 13'6" x 11'0"

Pantry 12'11" x 5'3"