1277 Menu Road West Kelowna British Columbia

$1,299,000

Commanding a premier, elevated position in West Kelowna's highly sought-after South Boucherie neighborhood, 1277 Menu Road represents a rare opportunity to acquire an executive family estate designed to capture the very best of the Okanagan lifestyle. Spanning over 4,000 square feet of light-filled living space with 5 bedrooms and 4 bathrooms, this substantial residence offers an expansive, versatile floor plan perfect for both grand-scale entertaining and quiet family retreats. The true crowning jewel of this exceptional property is the massive, sprawling decks gracing all three levels, creating seamless indoor-outdoor living and providing front-row seats to sweeping, unobstructed panoramic views of Okanagan Lake and the lush, rolling vineyards below. Enhancing its incredible utility, the lower level features a fully separate living area with its own private entry, ideal for guests, extended family, or a mortgage helper, without compromising on the spectacular lake and vineyard vistas. Nestled on an incredibly quiet, established street, this address offers a peaceful, slower-paced sanctuary surrounded by prestigious estate wineries, scenic hiking trails, and sandy beaches, all while remaining just a short drive from the urban core. It is a masterclass in scale and scenery, perfectly tailored for those who want to live life framed by world-class vistas. This property will not last, call your realtor now.
LISTED BY ENGEL & VOLKERS SOUTH OKANAGAN (id:6769)

Full ensuite bathroom 12'11'' x 8'
Primary Bedroom 18'1'' x 20'4''
Full bathroom 8'4'' x 6'7''
Bedroom 9'2'' x 14'
3pc Ensuite bath 6'6'' x 2'
Bedroom 18'2'' x 22'5''
Full bathroom 12'9'' x 4'11''
Bedroom 10'1'' x 10'3''

Kitchen 9'6'' x 10'2''
Recreation room 14'6'' x 20'
Mud room 8'2'' x 6'6''
Utility room 4'11'' x 8'10''
Family room 19'8'' x 18'2''
Kitchen 14'2'' x 13'6''
Dining room 13'10'' x 9'1''
Living room 20'1'' x 14'

Listing Presented By:

Originally Listed by:
Engel & Volkers South Okanagan

stilhavn
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Bedroom 9'1" x 9'8"

Foyer 6'10" x 18'8"

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