



# 1296 Menu Road West Kelowna British Columbia

\$1,845,000

Indoor-Outdoor Living in Prestigious Lakeview Heights Minutes off the Wine Trail. This newly built custom home boasts incredible lake views and offers a unique blend of indoor and outdoor living. Also offering ASSUMABLE MORTGAGE at 2.14%! Reach out for more info! With 3 bedrooms, theatre room and an office in the main home and a 1 bedroom + den legal suite downstairs, this property is perfect for families with added income potential. The main house and suite feature their own theatre room, soaring high ceilings, and smart home features - including automated Luftron blinds in the master bedroom / ensuite, and built in indoor/outdoor stereo system. The main living space is also wired for automated blinds. Enjoy seamless indoor/outdoor living with accordion doors that fully open to a large deck overlooking the lake, complete with an outdoor kitchen. The backyard is flat, fully contained, and sized for a pool. Located on the West Kelowna wine trail and less than a 2-minute drive to the Mt Boucherie hiking trails, this home offers the perfect balance of living surrounded by nature in a luxurious setting. Proximity to the wine trail, the high quality finishings, and the large private outdoor space for the suite make this licensed Airbnb highly rated, or sure to attract high quality long term tenants. Don't miss this incredible opportunity to own a piece of paradise in one of Kelowna's most prestigious neighbourhoods. Check out our tour: <https://www.youtube.com/watch?v=ZGS3DULEKOQ> (id:6769)

Primary Bedroom 13'6" x 13'1"

Laundry room 8'4" x 5'5"

Bedroom 9'8" x 10'7"

Storage 7'6" x 5'9"

Bedroom 10'5" x 11'7"

Kitchen 13'1" x 13'

5pc Ensuite bath 9'2" x 12'7"

Kitchen 9'10" x 10'8"

Living room 11'11" x 18'2"

2pc Bathroom 5' x 5'

Den 10' x 10'2"

Laundry room 5'5" x 8'3"

Primary Bedroom 12'4" x 10'2"

Den 13'5" x 10'5"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[Shannon@MarkAndShannon.com](mailto: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 trademarks 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.

4pc Bathroom 4'8" x 11'7"

Storage 5'5" x 5'

Living room 14' x 19'10"

4pc Bathroom 6'10" x 12'5"

Den 7'9" x 9'6"