



# 1640 Merlot Drive West Kelowna British Columbia

\$849,900

GREAT VALUE FOR MONEY!!! A lovely family home priced well under the \$937,000 Tax Assessed Value! A short walk to Chief Tomat Elementary School, a short drive to Mount Boucherie Secondary & Constable Neil Bruce Middle schools, as well as Mount Boucherie Park, the Arena, Tennis Courts & Baseball Diamonds. Merlot Drive is a quiet no-exit street with views over Westbank, the mountains & Lake OK. The oversized lot has a garden shed & a large concrete patio to the rear, a lovely flower garden & parking for 4 cars, plus RV parking on the side. The home has 4 bedrooms but a 5th could be added if needed. There are 3 full bathrooms, a large open kitchen, plus a large covered deck to the front of the home. Please come & view today! The Seller's remarks: We just love this house for the following reasons - 1. The kitchen (large & open for entertaining &/or a large family). 2. The southern view (views of Lake OK, the mountains & the town of Westbank). 3. The quietness of the neighbourhood & friendliness of neighbours. This is a cul-de-sac so very few non-resident or visitor cars. 4. The beauty of the flowers & garden (dreamy rose garden along the driveway & border). 5. Its proximity to a number of schools. 6. The proximity to shopping centers. 7. Being close enough to the highway for easy driving to Kelowna, Penticton, Peachland. etc. & the coast via the Connector. 8. We also have fibre optic internet & tv cable to the house. 9. We added the garden shed. (id:6769)

Utility room 5'3" x 8'10"

Family room 15'6" x 25'2"

4pc Bathroom 4'10" x 8'9"

Bedroom 10'0" x 10'10"

Laundry room 6'9" x 9'11"

Bedroom 12'3" x 9'11"

4pc Bathroom 4'10" x 9'5"

Bedroom 9'10" x 9'9"

3pc Ensuite bath 8'2" x 4'10"

Primary Bedroom 15'9" x 11'11"

Kitchen 16'9" x 18'8"

Dining room 9'6" x 13'6"

Living room 25'3" x 13'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.timstanfield.com/>

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