



# 1704 Lake Vista Road West Kelowna British Columbia

\$950,000

Discover the perfect blend of luxury, comfort, and Okanagan living in this stunning walk-out rancher located in the prestigious West Harbour lakefront community. Offering 3 bedrooms, 3 bathrooms, breathtaking lake views, and a private boat slip, this beautifully designed home delivers an effortless lifestyle surrounded by natural beauty and resort-style amenities. Step inside to rich hardwood flooring throughout both levels and a bright, open-concept design filled with natural light and panoramic lake views. The gourmet kitchen is ideal for everyday living and entertaining, featuring granite countertops, stainless steel appliances, and ample cabinetry. The spacious primary suite is a true retreat, complete with patio doors leading to the deck where you can enjoy your morning coffee overlooking the lake. The spa-inspired ensuite offers heated floors, under-cabinet sensor lighting, a soaker tub, separate shower, and walk-in closet. A power awning on the deck adds comfort and shade for seamless indoor-outdoor living. The walk-out lower level provides additional living space, all framed by the same spectacular scenery. As a resident of West Harbour, enjoy exceptional amenities including a pool, hot tub, fitness centre, marina, sandy beach, tennis courts, parks, and more -- all steps from your door. With a 99-year prepaid lease and no Property Transfer Tax, GST, or Speculation Tax, this is an incredible opportunity to own your own slice of Okanagan paradise. (id:6769)

4pc Bathroom 8'7" x 6'9"

Den 9' x 10'

Bedroom 13'8" x 9'10"

Family room 21'5" x 14'

Laundry room 11'4" x 8'7"

4pc Bathroom 8'10" x 5'6"

Bedroom 10' x 10'

4pc Ensuite bath 8'9" x 8'

Primary Bedroom 13' x 10'8"

Living room 14'3" x 13'

Dining room 13' x 7'2"

Kitchen 13' x 11'4"

Foyer 8' x 7'4"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**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 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.