



# 1796 Viewpoint Drive Kelowna British Columbia

\$899,900

Exclusive Gated "WEST HARBOUR" a ""True Beachfront Community"" Enjoy 500 ft of Private Sandy Beach with resort-style amenities: Pool, Hot Tub, Fitness Centre, Clubhouse, Pickleball/Tennis and Basketball Courts, Fenced Dog Parkette and a Marina. Boat slips available for purchase. All for just \$245/month. Tired of climbing stairs - this home is for you! Just drive into your double car garage, open the door and you're in. Bright and open 3 bedroom Walkout Rancher offers a compact, functional layout with Lake and Mountain Views. Lovely white kitchen cabinetry with under cabinet lighting, pantry, granite countertops and reverse osmosis water drinking system. Completely open to the living and dining rooms, laminate flooring, big picture window and walkout to a glass paneled balcony/deck to enjoy those views. The main level primary bedroom offers a large ensuite bath, double sinks, large glass shower and walk-in closet. Two additional bedrooms on the lower level with separate entrance from covered patio offer privacy for family and guests. Whole house water softener system. Only a 7 minute drive to downtown Kelowna. Rentals 6+ months. Two pets allowed with no size restriction. No GST, Spec Tax or Property Transfer tax. Live the Okanagan lifestyle in a vibrant, waterfront community. Easy living - skip the stairs. Low maintenance yard. (id:6769)

4pc Bathroom 8'10" x 7'8"

Utility room 7'7" x 5'3"

Laundry room 7'11" x 5'3"

Recreation room 12'11" x 23'1"

Bedroom 8'5" x 10'8"

Bedroom 10'0" x 9'8"

Other 222 x 1911

4pc Ensuite bath 8'8" x 7'11"

2pc Bathroom 5'5" x 5'10"

Foyer 7'8" x 6'8"

Primary Bedroom 10'7" x 13'1"

Dining room 13' x 8'10"

Living room 12'7" x 10'9"

Kitchen 130 x 1110

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

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