



2082 Manuel Road West Kelowna British Columbia

\$694,900

Beautiful West Coast contemporary split level home that is solidly built and well cared for with 3 bedrooms plus den (could be 4th BR), 2 baths. This home is warm, open and spacious. Beautiful vaulted ceilings, large windows, hardwood floors. Kitchen has been re-done and has eating bar and patio doors to private deck with pergola. Spacious family room with beautiful newer gas fireplace and patio doors leading to huge deck with gas BBQ hook up for entertaining and enjoying the Okanagan lifestyle. The den on this level can also be used as a 4th bedroom and provides a quiet and private space for work or relaxation. Upstairs has 3 good sized bedrooms with large renovated bathroom. Both bathrooms have granite counters. The basement is fully finished and great for your private space or the kids hang out area. Well manicured yard complete with u/g irrigation, A/C unit, 16 X 12 storage shed. Oversized double garage (24 X 18) with workshop area, door to backyard and extra parking on the large double driveway. Quiet family neighbourhood with a park and walking trails just down the street. Centrally located, just minutes to Kelowna, West Kelowna, Wine Trail. Furnace (2020), Hot Water Tank (2015), Vents cleaned by Duct Doctor (2023), Interior repainted 2023. Property is on leased land in Lakeridge Park in Lakeview Heights. Quick possession available. (id:6769)

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|-------------------------------|-------------------------|
| 4pc Bathroom 11'10" x 8' | Other 18' x 17'10" |
| Bedroom 11' x 10' | Laundry room 5' x 5' |
| Bedroom 12' x 10' | 2pc Bathroom 5' x 4' |
| Primary Bedroom 13' x 12' | Den 15'4" x 9' |
| Utility room 18' x 14'4" | Family room 19' x 13'6" |
| Recreation room 22'6" x 10'3" | Kitchen 15' x 11' |

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