



4074 Gellatly Road 221 West Kelowna British Columbia

\$995,000

Million-dollar views, priced under a million, with freehold ownership and NO lease payments! Set along the edge of The Pointe, this 3-bedroom plus den, 3-bathroom walk-out rancher enjoys a rare location within this much-loved gated 55+ community, with sweeping, unobstructed views of Okanagan Lake and the mountains beyond. An open-concept layout and main-floor primary bedroom make everyday living easy, while the expansive covered deck invites you to slow down and soak up the scenery. Morning coffee has never looked so good. The finished walk-out basement offers generous additional living space, including a versatile office for work or hobbies. A separate storage area of approximately 700 sq. ft. provides exceptional storage or the opportunity to create a future media room, gym or both. With no lease payments and low strata fees of just \$360 per month, including access to the pool, hot tub and clubhouse amenities, this home offers outstanding lifestyle value. Enjoy the welcoming community atmosphere, walk to Gellatly Bay and Willow Beach, or take a short drive to nearby wineries, shopping and West Kelowna amenities. New air conditioning, a furnace approximately six years old and a hot water tank approximately four years old add to the appeal. Move in and start enjoying the Okanagan lifestyle today. Come for the home, stay for the view. (id:6769)

Other 10' x 10'

2pc Bathroom 9'6" x 5'

Bedroom 17'2" x 9'5"

Bedroom 11'2" x 10'

Family room 21' x 17'

Other 7'6" x 7'

Laundry room 9' x 5'

Dining nook 8' x 8'

Den 12'4" x 10'5"

4pc Ensuite bath 10'6" x 9'5"

Primary Bedroom 18'7" x 11'4"

3pc Bathroom 7'9" x 6'9"

Kitchen 14' x 10'

Dining room 9'9" x 8'

Living room 18'6" x 18'

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

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.