



## 2328 Arthur Court Kelowna British Columbia

\$2,999,000

Rare Kelowna lake & mtn view acreage. 2.49 private acres w breathtaking 180 plus degree views of Okanagan Lake & Westside mtns, fully renovated & tucked away on a quiet McKinley Landing cul-de-sac. This private 4BD, 3BA walkout rancher blends refined indoor living w exceptional outdoor space. Inside, vaulted ceilings frame the open-concept main living area anchored by a chef's kitchen featuring a massive titanium leather granite waterfall island, natural white Macaubas quartzite counters & full-height backsplash, & premium finishes thru-out. Expansive windows capture incredible views while the space flows effortlessly into the dining & living areas. Primary suite offers balcony access to the hot tub, 2 W/I closets & spa-inspired ensuite w deep soaker tub & oversized rainfall W/I shower. 2nd bdrm, full bath, office & laundry complete the main lvl. Walkout lower lvl is an entertainer's dream featuring a custom award-nominated wine cellar, wet bar, theatre rm w raised back row seating & auto blackout blinds, gym w rubber flooring, 2 oversized bdrms, bonus rm/office & 3rd full bath. Outside, the resort-style backyard showcases a salt water pool, expansive outdoor living areas & continued views. OVSZD heated garage/workshop provides excellent storage for vehicles, rec gear & Okanagan lifestyle toys. Minutes to DT Kelowna, YLW airport, wineries, beaches & endless recreation, this exceptional McKinley Landing property offers the perfect blend of privacy, luxury & lifestyle. (id:6769)

Storage 14'7" x 10'1"

Storage 22'11" x 12'

Utility room 7'2" x 8'1"

Exercise room 15'2" x 14'4"

Wine Cellar 8'9" x 8'6"

Other 9'2" x 15'

Recreation room 34'4" x 16'2"

Other 10'6" x 10'2"

Bedroom 11'1" x 11'8"

4pc Bathroom 7'11" x 8'4"

Bedroom 21'3" x 11'11"

Other 37'1" x 27'1"

Other 23'9" x 23'

Office 12'2" x 12'7"

Laundry room 8'8" x 10'11"

4pc Bathroom 6'2" x 8'3"

Bedroom 10'10" x 10'7"

5pc Ensuite bath 11'10" x 15'6"

Primary Bedroom 15'11" x 11'8"

Listing Presented By:



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Royal LePage Downtown Realty

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