



2410 Boucherie Road West Kelowna British Columbia

\$799,000

Experience Okanagan living in this 4 bedroom, 2 bathroom family home with a west coast contemporary flair, offering captivating views of the surrounding mountains & Okanagan Lake on a beautiful .43 acre lot. Step inside to a bright and spacious main floor featuring a thoughtfully designed open-concept layout enhanced by vaulted pine timber ceilings & a wood-burning fireplace, creating a cozy and inviting ambiance. Two generously sized bedrooms and a large main bathroom complete the main level, while direct access from the kitchen leads to a sizable partially covered deck where you can soak in the panoramic views of the lake, mountains, & vineyard. The lower walk-out level offers 3 additional bedrooms, another full bathroom, spacious rec-room, mudroom/flex area, laundry room, & a large covered patio perfect for outdoor entertaining. Outside, the property features a large tiered private yard that backs onto a vineyard. The home also features a 2-car carport with extra storage space. This home includes NEW windows & doors (2021) brand new hot water tank, furnace (2013), electrical rough-ins for a hot tub, as well as tasteful cosmetic enhancements such as fresh paint, updated lighting fixtures, new sliding doors & some windows, refreshed kitchen cabinets with updated backsplash & countertop. Perfectly located near schools, transit, amenities, wineries, and parks, with downtown Kelowna just a short 5-minute drive away, this home offers the ideal blend of comfort and luxury living. (id:6769)

Utility room 4'6" x 5'7"

Storage 3'4" x 6'4"

Bedroom 13'9" x 11'0"

Laundry room 8'0" x 5'7"

4pc Bathroom 5'1" x 7'2"

Bedroom 11'3" x 12'3"

Recreation room 11'4" x 16'7"

Foyer 8'10" x 7'5"

Living room 12'0" x 13'7"

Dining room 9'4" x 21'3"

Kitchen 11'3" x 8'9"

3pc Bathroom 10'3" x 7'2"

Primary Bedroom 13'3" x 13'4"

Bedroom 11'5" x 11'5"

Listing Presented By:



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Royal LePage Kelowna

<http://www.macdermottholmes.ca/>

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Family room 20'11" x 14'2"