



3124 Cox Road West Kelowna British Columbia

\$919,000

Nestled in West Kelowna's prestigious Lakeview Heights, this incredible home sits on a flat one-third acre lot featuring an orchard of mature peach, cherry, plum, and walnut trees, plus grapes. This move-in ready home offers breathtaking lake, valley, and mountain views from a wrap-around deck, perfectly positioned for morning sunrises and southern lake vistas. The main floor boasts a bright, open living area with tile floors, a seamless kitchen flow, and a dining area. A family room behind the kitchen provides direct access to both the deck and stairs to the yard. Two bedrooms with laminate flooring and a well-appointed bathroom complete this level. Designed for flexibility, the lower level features a separate entrance, two more bedrooms, a full bathroom and a second kitchen equipped with a double fridge, stove, range hood, and dishwasher, ideal for multi-generational living or a mortgage helper. A simple door or wall could turn the lower level into a completely private suite. The exterior offers a double garage and a large driveway with ample parking. Enjoy proximity to Kalamoir Park's trails and beaches, as well as Pritchard, Pebble, Gellatly Bay, and Rotary Beach. Experience the perfect blend of Okanagan beauty and functional living in this meticulously maintained property. (id:6769)

Recreation room 12'4" x 19'1"

Kitchen 10'10" x 10'11"

Primary Bedroom 12'7" x 10'10"

Utility room 11'7" x 7'9"

3pc Bathroom 5'11" x 7'5"

Bedroom 10'9" x 10'11"

Bedroom 10'4" x 11'5"

Bedroom 9'11" x 11'6"

4pc Bathroom 9'11" x 7'8"

Dining room 11'8" x 9'1"

Family room 11'7" x 16'9"

Kitchen 11'8" x 14"

Living room 12'11" x 20'0"

Listing Presented By:



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

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