



3174 Boucherie Road West Kelowna British Columbia

\$997,000

Okanagan lake views, a prime Wine Trail location, and a combination that's hard to find: an updated main home, a legal two-bedroom carriage home, and an impressive workshop—all on one property. Set in the heart of Lakeview Heights, surrounded by renowned wineries and close to beaches, restaurants and Anders shopping centre, this property brings together Okanagan living, rental potential and exceptional space for your hobbies. Built in 2018, the carriage home features a bright, open layout, two bedrooms and beautiful lake views. With short-term rental potential, including Airbnb, it offers flexibility for vacation accommodation, long-term rental income or extended family. Below, the massive workshop features 12.5-foot ceilings, a loft area, kitchen and full bathroom—an outstanding setup for vehicle enthusiasts, hobbyists or anyone wanting room for projects, equipment and storage. The three-bedroom main home offers numerous updates, including kitchen counters and appliances, an updated furnace and hot-water tank, plus its own oversized double garage. Ample additional parking accommodates your boat, RV and toys, while the low-maintenance yard leaves more time to enjoy everything nearby. Whether you're looking for a home with income potential, space for family, or a workshop that's a destination of its own, this distinctive property delivers a rare combination in a sought-after location. (id:6769)

Other 3' x 3'

Loft 8' x 8'

Laundry room 3' x 5'

5pc Bathroom 10'9" x 4'11"

Bedroom 10'5" x 9'7"

Primary Bedroom 11'7" x 14'

Kitchen 14'9" x 16'

Dining room 12'0" x 12'0"

Other 22' x 20'

Workshop 29'1" x 41'1"

4pc Bathroom 8'1" x 6'1"

Bedroom 10'1" x 13'

Utility room 5'8" x 9'3"

3pc Bathroom 5'6" x 9'3"

Recreation room 15'5" x 23'5"

Bedroom 11'5" x 12'0"

Listing Presented By:



Originally Listed by:
2 Percent Realty Interior Inc.

<http://calchepil.ca/>

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.

Living room 11'1" x 12'

Full bathroom 8'5" x 7'7"

Utility room 18' x 4'5"