



# 3256 Merlot Court West Kelowna British Columbia

\$1,250,000

5 bed, 3 bath walk-out rancher in Vineyard Estates with a PRIVATE BACK YARD OASIS and AirBnB potential! Freshly painted open concept kitchen, dining, and living room area with vaulted ceilings. Kitchen features a large island with quartz countertops, stainless steel appliances, and a walk-in pantry. The main level is home to 2 beds/baths including the primary bedroom complete with a 4-piece en-suite and walk-in closet. The lower level is bright with 3 generous sized bedrooms, a full bathroom, laundry and a large rec room that is perfect for entertaining. Private, fully fenced yard has a 37' X 18' salt water pool with a slide and sizeable grassy area for kids and pets! This stunning oasis also includes a Japanese inspired gazebo with shades to take advantage of our gorgeous Okanagan summers. Walking distance to school via the back gate, and convenient access to the yard from both levels makes entertaining a breeze! 15 minutes to central Kelowna, and a short drive to wineries, all amenities and the lake. (id:6769)

Great room 27'0" x 27'1"

Laundry room 9'4" x 4'2"

Bedroom 11'8" x 13'2"

Bedroom 16'9" x 12'2"

Bedroom 12'11" x 13'0"

Full bathroom 4'9" x 10'10"

Bedroom 12'0" x 11'11"

Foyer 8'8" x 17'4"

Dining room 14'4" x 9'1"

Full ensuite bathroom 10'2" x 9'1"

Full bathroom 7'11" x 7'11"

Living room 13'1" x 18'8"

Kitchen 14'4" x 12'2"

Primary Bedroom 15'3" x 18'9"

Listing Presented By:



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Royal LePage Kelowna

<https://www.kelownahomes.ca/>

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