



3276 Vineyard View Drive West Kelowna British Columbia

\$1,999,000

Over \$150,000 under assessed value! Perched above Okanagan Lake in the prestigious Vineyard View community, this custom build by Ridgeroc Homes is sure to elevate your Okanagan living experience. Imagine waking up to easterly sunrise views of Okanagan Lake and the surrounding mountains, as you soak in all the sun from your private deck off your primary bedroom. With a magazine worthy ensuite and walk-in closet, totalling just shy of 500 sqft, this bedroom retreat takes up most of this wing. Down the hall you will find your dream kitchen, complete with high end Jenn Air appliances including a 6 burner gas stove, and butler's pantry with exterior entry for ease of caterer access. The warm and cozy living room provides you the opportunity to further enjoy the flood of natural light, with its gas fireplace clad in floor to ceiling tile, further accentuated by warm wooden accents. Open the double wide doors out to your covered deck to blend indoor and out, seamlessly. With two additional bedrooms on this level, the layout is functional for young families and empty nesters alike. Downstairs is an entertainers dream, complete with wet bar, rec room, easy access to the pool deck, and suspended slab theatre room. Need parking? There is over 1100 sqft of epoxied garage space to house all your toys, on top of the exposed aggregate driveways. Other notable features include fully built in surround sound inside and out, all tile floored bathrooms are heated, and the yard is fully fenced. (id:6769)

- | | |
|-------------------------------|-------------------------------|
| Utility room 13' x 13'1" | Pantry 8'8" x 13' |
| Media 23'9" x 29'3" | Primary Bedroom 16'0" x 15'6" |
| Bedroom 13' x 14'11" | Mud room 6'4" x 7'5" |
| Other 19'2" x 12'11" | Laundry room 6'5" x 11'7" |
| Recreation room 20'4" x 17'7" | Kitchen 16'9" x 13'7" |
| Office 13' x 10'11" | Foyer 9'10" x 7'6" |
| Bedroom 10'11" x 11'11" | Dining room 8'10" x 13' |
| 3pc Bathroom 4'11" x 12' | Bedroom 11'5" x 11'5" |

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.joshmiko.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 trademark 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.

3pc Bathroom 4'11" x 10'11"

Bedroom 17'4" x 15'6"

Living room 21' x 17'