



# 3345 Merlot Court West Kelowna British Columbia

\$1,275,000

4 bed 3 bath home that has been completely refreshed! This home is a must see. Suite potential with separate entrance. Fresh paint throughout. Maple hardwood floors have been redone. All new kitchen appliances including a gas range and pot filler! Washer and dryer are new as well. New quartz counter tops. Lower level has all new flooring. Furnace 2023. Shower in Primary bedroom was re-done in 2020. Tub in Primary, 2024. VERY LARGE RV or BOAT parking area. Very private park like yard! Mostly perennials so VERY easy to maintain. Located on a private cul du sac. Quiet and private. (id:6769)

Utility room 10'9" x 5'4"

Storage 22'1" x 13'3"

Recreation room 22'6" x 17'5"

Gym 13'11" x 9'6"

Bedroom 13'3" x 18'5"

Bedroom 12'5" x 12'10"

Bedroom 11'9" x 13'2"

4pc Bathroom 4'11" x 9'1"

Primary Bedroom 12'11" x 15'

Living room 10'11" x 12'8"

Laundry room 14'5" x 7'5"

Kitchen 13'11" x 12'2"

Family room 23' x 15'2"

Dining room 11'11" x 13'1"

5pc Ensuite bath 14' x 14'4"

Partial bathroom 3'2" x 7'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.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.