



3369 McMurchie Road West Kelowna British Columbia

\$799,900

STUNNING LAKE VIEWS AND EXCEPTIONAL PRIVACY ARE NOT EASY TO FIND - this well-maintained home offers both and much more. Situated on a 0.21 acre lot on a quiet dead end street, this property with lovely curb appeal overlooks the lake and valley offering serene day and night time views from nearly every room. Rooms are generously sized and provide interesting architectural elements - vaulted ceilings, large picture windows, full ensuite and walk-in closet in primary, and a large cozy rec room area downstairs to create multiple entertaining spaces. Other features include premium hardwood flooring through much of the main floor, stylish light coloured maple kitchen cabinetry, vinyl sliding patio doors, and a host of upgrades to HVAC and other systems - furnace (2018), AC (2019), hot water tank (2016), roof (~2007), driveway (2017), and further plumbing changes. The deck and covered patio provide further outdoor entertaining space to enjoy our long Okanagan summer evenings. The flat usable lot is a blank slate for your landscaping dreams - pool, gazebo, garden, or all of the above. With 200 Amp Electrical panel, the home is well-equipped for future additions such as an EV charger, hot tub, or pool equipment. Ample parking and RV space, close to schools, restaurants, shopping, hiking/biking trails, Gellatly Beach and boardwalk, all amenities. This is a rare opportunity with exceptional value - book your showing today! (id:6769)

- Utility room 10'11" x 5'0"
- Storage 8'0" x 7'4"
- 4pc Bathroom 8'4" x 8'3"
- Recreation room 25'10" x 19'0"
- Bedroom 13'1" x 9'4"
- Bedroom 13'1" x 12'1"
- 4pc Ensuite bath 8'10" x 7'0"
- Primary Bedroom 13'1" x 12'9"
- 2pc Bathroom 7'9" x 5'0"
- Kitchen 13'1" x 9'3"
- Dining room 12'9" x 11'8"
- Living room 23'1" x 14'6"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.joelkern.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.