



# 3415 Water Birch Circle Kelowna British Columbia

\$1,269,000

PRICE DROP, Motivated sellers with FLEXIBLE POSSESSION (could be immediate). Don't miss this incredible opportunity to own a stunning 2,500+ sqft home on the very private 3415 Water Birch Circle. This beautiful residence perfectly blends modern luxury with practical living, making it an ideal choice for families and professionals alike. Step inside to discover a bright and airy living area complemented by large windows that flood the space with natural light. The modern and contemporary kitchen is a chef's dream, featuring high-end stainless steel appliances, custom cabinetry, and granite countertops. With 3 spacious bedrooms plus a versatile den, this home offers ample space for both living and working. The luxurious master suite provides a peaceful retreat with a walk-in closet and en-suite bathroom. One of the standout features of this property is the legal one-bedroom turn key suite with its own separate entrance and outdoor sitting area. This suite has generated \$1500 per month and is also perfect for accommodating extended family. The oversized double garage boasts an epoxy floor and a 220v outlet, ideal for any car enthusiast. Outside, the meticulously maintained yard includes a backyard private oasis and a relaxing hot tub with a lakeview off the front balcony. With motivated sellers offering flexible possession options, this home is a must-see and won't last long! (id:6769)

Utility room 5'1" x 3'8"

Living room 15'7" x 10'7"

Laundry room 7'10" x 5'8"

Kitchen 10'2" x 14'11"

Foyer 11'11" x 14'2"

Dining room 9'2" x 7'

Bedroom 13'5" x 11'2"

Den 10'6" x 10'6"

Primary Bedroom 15'4" x 12'10"

Living room 23' x 15'6"

Kitchen 15'3" x 12'8"

Dining room 10'9" x 9'7"

Bedroom 11'7" x 9'8"

Bedroom 11'7" x 9'9"

5pc Ensuite bath 14'10" x 10'11"

4pc Bathroom

Listing Presented By:



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