



3424 Water Birch Circle Kelowna British Columbia

\$1,699,000

Welcome to this modern 4-bedroom plus office rancher in the heart of McKinley Beach, perfectly positioned on a flat street just a short walk to the marina and nearby trails. Enjoy stunning lake views, a sleek flat roof design, and a 2.5 car garage with a flat spacious driveway offering extra parking for two vehicles. The main level features a large primary bedroom with a beautiful en suite with heated floors, a bright home office, and an open-concept great room with vaulted ceilings and a gas fireplace. The kitchen is thoughtfully laid out with a gas range, oversized fridge/freezer, walk-in butler pantry, and beverage fridge—ideal for both daily living and entertaining. Downstairs offers three generous bedrooms, a full bathroom with a walk-in glass shower and separate tub, a cozy rec room with a second gas fireplace, a wine room, and ample storage. Step outside to the hot tub and soak in the sweeping lake views. This smart home includes Control4 automation, smart lighting, built-in speakers (inside and out), garage door control, a security system with cameras, and central vac. Enjoy access to McKinley Beach's incredible amenities: an indoor pool, outdoor hot tub, large gym, yoga studio, pickleball and tennis courts, community gardens, and a winery coming soon. Impeccably maintained and move-in ready—this is effortless lakeview living at its best. (id:6769)

Recreation room 17'1" x 21'

Bedroom 14' x 14'4"

Bedroom 14'3" x 14'3"

Bedroom 13'4" x 13'10"

4pc Bathroom 9'6" x 10'6"

Other 9'11" x 6'1"

Pantry 7'10" x 7'5"

Primary Bedroom 14' x 15'3"

Office 9'11" x 10'3"

Living room 19'6" x 21'2"

Laundry room 6'6" x 9'1"

Kitchen 15'1" x 10'1"

Other 23'10" x 26'6"

Dining room 15'1" x 10'6"

5pc Ensuite bath 11'8" x 10'3"

2pc Bathroom 5'2" x 5'5"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.kronykrealty.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.