



# 3442 Arrowroot Drive Kelowna British Columbia

\$3,350,000

Just a stone's throw from the shore of Okanagan Lake, this fully furnished\* luxury residence in McKinley Beach offers an exceptional blend of modern design and resort style living. Outstanding features include a 4 car garage, large driveway, salt water pool with auto cover, hot tub, panoramic lake views, and enclosed yard with artificial turf area. Spanning nearly 4440 square feet, 4 bedrooms and 4 bathrooms, this stunning home has a fantastic layout spread over 2 levels. The main level showcases a 27.5 foot folding wall which completely opens up the great room, kitchen and dining to the spectacular lake view deck. The tiled deck is complete with a power blind, gas fire pit, and includes the patio furniture and BBQ. The kitchen showcases a 48 inch gas range, panelled fridges/ freezers and wine fridge, and an open pantry with a built in coffee maker and speed oven. The spacious primary bedroom has power pirouette blinds, a drop down TV, a custom barn door, gorgeous en-suite with steam shower, lake view tub, and huge walk in closet complete with island for ample storage. The lower level rec room has a 2nd gas fireplace, a full bar with folding window for indoor/ outdoor bar seating, and a climate controlled wine room. There is a large gym with glass walls to take in the pool and lake views. Extra luxury features include solar panels, a lutron lighting system, built in speakers in and out,(7 TV's!) and multiple other smart home features easily controlled from your phone. (id:6769)

- Storage 18'3" x 15'0"
- Recreation room 31'9" x 21'3"
- Gym 19'9" x 18'
- Bedroom 12'7" x 12'6"
- Bedroom 12'10" x 11'9"
- Bedroom 13'9" x 12'5"
- Other 13'11" x 12'3"
- Full bathroom 8'8"
- Laundry room 14'10" x 7'9"
- Workshop 35'5" x 34'7"
- Foyer 6'2" x 8'2"
- Dining room 8'9" x 15'7"
- Partial bathroom Measurements not available
- Other 15' x 11'8"
- 5pc Ensuite bath Measurements not available
- Primary Bedroom Multiple Listings

Listing Presented By:



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**Stilhavn Real Estate Services Okanagan**

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Full bathroom 15'6" x 5'4"

Living room 26'1" x 16'11"

Pantry 5'9" x 8'6"