



## 3963 Angus Drive West Kelowna British Columbia

\$1,099,900

This 3-bedroom, 2-bath home is ready for a transformation! Nestled in the sought-after Gellatly Bay area, this property boasts an unbeatable location with a breathtaking lake view--so close you can almost touch the water. Sitting on a private 1/3 acre lot, this home is just steps from the lake, offering easy access to the boat launch, West Kelowna Yacht Club, scenic walking trails, and more. Priced just under city assessment, this home presents the perfect opportunity for someone to bring their vision to life. Whether you're looking for a renovation project or a prime piece of property to make your own, the potential here is endless. Don't miss this chance to create your dream lakeview retreat in one of West Kelowna's most desirable neighborhoods!

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Storage 10'8" x 18'8"

Laundry room 10'6" x 9'6"

Storage 12'7" x 9'9"

4pc Bathroom 7'5" x 7'5"

Bedroom 12'2" x 11'1"

Recreation room 24'6" x 28'10"

Mud room 8'8" x 5'3"

Bedroom 9'11" x 13'5"

4pc Bathroom 7'7" x 7'9"

Primary Bedroom 11'2" x 11'3"

Living room 19'1" x 20'9"

Dining room 9'4" x 10'9"

Kitchen 19'10" x 10'6"

Listing Presented By:



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