



## 3220 Hilltown Drive 17 Kelowna

\$1,100,000

Now selling Phase 3 at Hillside Terraces in McKinley Beach, Kelowna. Spacious 1887 SQFT semi detached townhome with views of Okanagan Lake. Walk in on the garage level which has a triple, side by side garage (1470 SQFT) mechanical room and foyer with coat closet. The second story, the main level, hosts the stunning kitchen with a custom kitchen with quartz counters & SS appliance package. Perfect for entertaining with the large island, rear terrace and open floor plan to the living & dining area. A 2 pce powder room, gas fireplace is featured in the living room and lots of windows to take in the views. Enjoy the lake & mountain views from the covered front deck. Head on up to the top floor to 2 bedrooms, a 4 pce bathroom, and a grand master bedroom with massive walk in closet, lavish ensuite & ANOTHER view deck. Strata fee is anticipated at \$250/m. Hillside Terraces has no restrictions on rentals, including short term. McKinley Beach user fee 0.15% of BC assessed value. They offer a marina with boat slips rented ( if available, currently waitlisted), maintaining trail network, beach, washrooms, outdoor gym & still to come : tennis/pickleball courts, playground, garden, green space for community to gather.



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