



# 1183 Trevor Drive West Kelowna British Columbia

\$699,800

Here's a rare opportunity to own a large, 2 x 6-framed home in one of West Kelowna's most walkable neighbourhoods, Lakeview Heights. With lake views, a suite-configured lower level, and genuine renovation upside, this 3,100 sq ft two-storey is built for buyers who know value when they see it and are ready to put in some work. The main floor delivers beautiful lake views from the living and dining areas and features four bedrooms including a generous primary with a 5-piece ensuite and a flexible adjoining room usable as a bedroom, dressing room, or den. Two full bathrooms, a mudroom, and a covered balcony complete the upper level. The lower level unit is accessed from a private grade-level foyer and configured as a self-contained suite with its own living room, full kitchen, 5-piece bathroom, bedroom, laundry, and den making it a strong mortgage helper candidate once brought to current standards. The main-floor occupants also enjoy a 300 sq ft family room with sunken wood-burning fireplace, a half bath, and welcoming foyer. Hot water heat boiler replaced in 2023 with four-zone heating; hot water tank replaced in 2022; 200amp service. Sitting just off the West Kelowna Wine Trail, you're a 15-minute walk from two wineries, and a short stroll to Lakeview Village where you'll find Nesters Market, a liquor store, and a local brewery. Schools are close by, making this equally practical for families as it is appealing for Okanagan lifestyle buyers. (id:6769)

- Utility room 4'8" x 11'7"
- Laundry room 8'10" x 8'0"
- 5pc Bathroom 8'7" x 7'2"
- Den 8'8" x 8'9"
- 2pc Bathroom 5'6" x 4'5"
- Family room 18'9" x 17'0"
- Foyer 9'5" x 11'5"
- Mudroom 7'2" x 6'0"
- Bedroom 10'6" x 12'10"
- Bedroom 9'8" x 12'10"
- 5pc Ensuite bath 9'11" x 7'7"
- Primary Bedroom 25'8" x 13'7"
- Living room 13'10" x 17'0"

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Listing Presented By:



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Royal

**LePage Kelowna**

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4pc Bathroom 7'2" x 8'8"

Kitchen 11'11" x 12'10"

Bedroom 11'0" x 11'5"