



1277 Menu Road West Kelowna British Columbia

\$1,299,000

Commanding a premier, elevated position in West Kelowna's highly sought-after South Boucherie neighborhood, 1277 Menu Road represents a rare opportunity to acquire an executive family estate designed to capture the very best of the Okanagan lifestyle. Spanning over 4,000 square feet of light-filled living space with 5 bedrooms and 4 bathrooms, this substantial residence offers an expansive, versatile floor plan perfect for both grand-scale entertaining and quiet family retreats. The true crowning jewel of this exceptional property is the massive, sprawling decks gracing all three levels, creating seamless indoor-outdoor living and providing front-row seats to sweeping, unobstructed panoramic views of Okanagan Lake and the lush, rolling vineyards below. Enhancing its incredible utility, the lower level features a fully separate living area with its own private entry, ideal for guests, extended family, or a mortgage helper, without compromising on the spectacular lake and vineyard vistas. Nestled on an incredibly quiet, established street, this address offers a peaceful, slower-paced sanctuary surrounded by prestigious estate wineries, scenic hiking trails, and sandy beaches, all while remaining just a short drive from the urban core. It is a masterclass in scale and scenery, perfectly tailored for those who want to live life framed by world-class vistas. This property will not last, call your realtor now.

LISTED BY ENGEL & VOLKERS SOUTH OKANAGAN (id:6769)

Listing Presented By:



Originally Listed by:

Engel & Volkers South Okanagan



Royal

LePage Kelowna

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Full ensuite bathroom 12'11" x 8'

Primary Bedroom 18'1" x 20'4"

Full bathroom 8'4" x 6'7"

Bedroom 9'2" x 14'

3pc Ensuite bath 6'6" x 2'

Bedroom 18'2" x 22'5"

Full bathroom 12'9" x 4'11"

Bedroom 10'6" x 11'7"

Kitchen 9'6" x 10'2"

Recreation room 14'6" x 20'

Mud room 8'2" x 6'6"

Utility room 4'11" x 8'10"

Family room 19'8" x 18'2"

Kitchen 14'2" x 13'6"

Dining room 13'10" x 9'1"

Living room 20'6" x 13'6"

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Bedroom 9'1" x 9'8"

Foyer 6'10" x 18'8"