



1571 Pritchard Drive West Kelowna British Columbia

\$3,750,000

A rare opportunity to own Lakefront on prestigious Pritchard Drive in West Kelowna. A peaceful setting with expansive patio, private dock, large fenced yard with shade and cooling from mature trees. An outdoor kitchen setup adjacent to home easily accessible from Kitchen area. Expansive Lake and eastern mountain mountain views of Okanagan Lake Park. Extensive parking with room for RV and guests. A peaceful entry includes a KOI pond and privacy from adjacent properties. Home originally built in 1991, with additions and upgrades over the years which include a loft over garage with kitchenette & 3 piece bathroom. Recent addition included a Hybrid Elevator for access to the primary bedroom which boasts a large living and reading area with access to a large covered deck facing the sparkling waters of Okanagan Lake. All interior flooring is hardwood and tile. There are 3.5 bathrooms with the ensuite floor being heated. Ensuite boasts its own laundry as well as the laundry on the main. Amazing views of the lake and mountains await your visit. Just minutes from Frind Winery and Restaurant, many other Wineries, amazing beaches, Westbank Yacht Club, waterfront trails and the Cove Lakefront Resort. Call your Realtor today to book your personal viewing of this amazing waterfront paradise.

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Other 5'1" x 4'4"

Primary Bedroom 13'1" x 12'2"

5pc Ensuite bath 10'0" x 16'8"

Kitchen 5'2" x 7'2"

Family room 21'6" x 18'4"

2pc Bathroom 10'0" x 4'0"

Other 11'2" x 21'7"

Other 27'0" x 23'5"

Den 12'7" x 20'1"

Living room 19'5" x 23'7"

Laundry room 11'2" x 15'2"

Kitchen 12'5" x 17'2"

Gym 11'10" x 11'6"

Family room 11'7" x 15'9"

Dining room 12'7" x 10'10"

Den 12'7" x 20'1"

Dining room 10'6" x 14'7"

Bedroom 11'5" x 11'6"

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Royal

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Mud room 11'11" x 11'7"