



# 1641 Merlot Drive West Kelowna British Columbia

\$1,188,000

PRICE REDUCED to \$79,000 below Assessment. Custom-designed by the builder, this lake-view 5 bedroom rancher totals 3931 square feet. It boasts a bright walkout basement and offers versatile living options with the potential for a 3-bedroom suite, complete with a separate entrance accessing parking from Merlot Way. Additionally, there's a designated space for RV/boat/trailer parking. Located on 2 cul-de-sacs for quiet living. The main floor features two bedrooms, each with its own ensuite bath. The primary bedroom has a walk-in closet, a luxurious soaker tub, a shower, and a naturally lit sitting room. An open floor plan connects the kitchen, nook, formal dining room, and living area. Access to a spacious lake-view deck with a natural gas BBQ hookup and exterior shade blinds. Conveniently, a laundry/mud room/butlers' pantry is situated off the oversized double garage. Entertainment awaits in the expansive games/family room featuring a gas fireplace and wet bar. Tons of storage space, a professionally wired media room, a hobby room, and potential for an indoor sauna cater to various lifestyle needs. Ready for quick possession! (id:6769)

Listing Presented By:



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RE/MAX Kelowna

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Royal

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Utility room 15'10" x 16'4"

Laundry room 8'6" x 6'3"

Family room 20'1" x 22'5"

Den 6'4" x 14'1"

Bedroom 11'7" x 10'0"

Bedroom 11'7" x 10'0"

Bedroom 14'10" x 11'7"

Other 10'5" x 4'1"

4pc Bathroom 7'6" x 6'4"

Other 8'10" x 5'0"

Primary Bedroom 18'3" x 14'2"

Office 11'6" x 9'11"

Living room 19'3" x 23'7"

Laundry room 7'10" x 15'1"

Kitchen 14'6" x 15'3"

Foyer 7'7" x 7'9"

Dining room 11'3" x 8'4"

Den 8'10" x 8'2"

Bedroom 11'7" x 11'9"

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