



# 1677 Newport Road West Kelowna British Columbia

\$1,840,000

Waterfront Living on Pritchard Canal - Okanagan Lake Access! Welcome to your dream retreat in West Kelowna! This immaculate 3-bedroom rancher sits on a beautifully landscaped and flat 0.33-acre lot with direct access to Okanagan Lake via Pritchard Canal. Whether you're looking for the ultimate family getaway or a full-time lakeside lifestyle, this property has it all. Enjoy the convenience of your private dock, featuring two boat lifts and parking for two personal watercraft--perfect for making the most of sunny days on the water. The oversized double garage and ample parking provide room for all your vehicles, toys, and guests. The home itself is spotless and move-in ready, offering a comfortable and easy-flowing layout ideal for relaxed living and entertaining. Step outside into your fantastic backyard oasis, complete with multiple sitting areas, a cozy fire pit, and lush, manicured landscaping--ideal for gatherings or peaceful evenings under the stars. Bonus feature: an awesome 3-season man cave with a roll-up garage door that opens right out to the sunny backyard--the perfect hangout zone for game days, hobbies, or casual entertaining. New furnace, AC and on-demand hot water too! To keep the private canal clean, the owners assoc. has its very own harvester to keep the water weed-free! Located in one of West Kelowna's most desirable waterfront neighborhoods, this property combines lakefront lifestyle with unmatched outdoor space and functionality. (id:6769)

Other 9'5" x 17'5"

Other 23'2" x 23'2"

Partial bathroom 5'5" x 6'4"

4pc Bathroom 5'11" x 9'

Utility room 6'11" x 5'3"

Pantry 5'11" x 9'

Foyer 5'6" x 14'4"

Recreation room 13'0" x 11'0"

Dining room 10'6" x 11'5"

Bedroom 8'6" x 10'1"

Bedroom 13'10" x 14'

4pc Ensuite bath 11' x 7'8"

Primary Bedroom 14'8" x 23'2"

Living room 18'8" x 13'7"

Family room 17'9" x 11'9"

Kitchen 11'0" x 11'0"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://www.geofftreadgold.com/>



Royal

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