



# 3056 Ourtoland Road West Kelowna British Columbia

\$1,199,900

Welcome to 3056 Ourtoland Road! Nestled on a quiet, no-through street, this rancher home with a walkout basement offers the perfect blend of comfort and functionality in a picturesque setting! Featuring stunning Okanagan Lake views, this home offers 4 bedrooms, 2 baths, and over 2300 square feet. The open-concept kitchen showcases ample storage, quartz countertops, and newer appliances, all opening onto a spacious deck with panoramic views. The basement accommodates two extra bedrooms, with one having exterior access (currently used as a hair salon), along with a full bathroom, laundry room, and an additional living room. Step outside to discover the epitome of outdoor living: fruit trees, plenty of green space, a detached double heated garage, and two driveways offering ample parking. RV enthusiasts will appreciate the 30 Amp power hookups (on both upper and lower driveways) and an exterior sewer connection. Entertain in style with an outdoor summer bar (covered) in an entertainers dream backyard; complete with a fenced heated pool, hot tub, and heated concrete surround. Plus, enjoy the added convenience and sustainability of a new 10.7 kW solar system mounted on the roof. With easy access to the Westside Wine Trails, hiking and biking, local beaches, and amenities! (id:6769)

- Laundry room 11'1" x 10'2"
- 3pc Bathroom 7'4" x 6'9"
- Bedroom 10'11" x 10'4"
- Bedroom 13'5" x 15'1"
- Recreation room 17'9" x 19'5"
- 4pc Bathroom 9'4" x 7'3"

- Bedroom 9'11" x 11'6"
- Primary Bedroom 12'11" x 11'9"
- Living room 11'11" x 18'1"
- Dining room 17'7" x 17'2"
- Kitchen 14'10" x 12'
- Foyer 9'11" x 5'8"

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Royal

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