



# 3174 Boucherie Road West Kelowna British Columbia

\$1,249,000

Listing Presented By: **ESTATEVUE**  
Originally Listed by:  
eXp Realty (Penticton)

TWO DOUBLE GARAGES!!!! Are you a workshop enthusiast? Here is a rare find. This 3 bedroom, family home in Lakeview Heights boasts a double garage in the main house as well as a double, oversized garage with 12.5 foot ceilings, beneath the 1250 sq ft, 2 bedroom, lakeview carriage house! Yes, a multi family home with room to park 13 vehicles! Possible vacation rental or room for extended family. Many upgrades to the main house like gas kitchen appliances, counters, furnace and hot water in 2018. The windows were replaced in 2019, new roofs in 2018. Separate air conditioning new furnace and hot water tank in 2019. Fully equipped and adapted for handicap with bathtub lift, chair lift on the stairs and ramp at the front door. The large garage even has a 4 pc bath, kitchenette, sleeping loft and small living area for those who just can't stay away from their projects. Both, the carriage house and the large garage below were built in 2018 and have in floor heating. Keep it simple with the low maintenance yard and spend your time hosting your guests and taking in your lake view so close to the wineries, beaches and parks. Lots of parking on this lot! Room for everyone. With so many mortgage helper options, this could be what you've been looking for. (id:6769)



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|---------------------------|---|
| Kitchen 13' x 10'         | 3pc Bathroom Measurements not available |
| Dining room 12' x 12'     | Bedroom 10' x 11'                       |
| Living room 12' x 11'     | Living room 13' x 15'                   |
| Primary Bedroom 14' x 11' | Kitchen 20' x 15'                       |
| 5pc Ensuite bath 9' x 4'  | Living room 20' x 15'                   |
| Bedroom 10' x 10'         | Bedroom 10' x 10'                       |
| Primary Bedroom 13' x 8'  | Full bathroom 6' x 4'                   |
| Utility room 9' x 5'      | Full bathroom 4' x 6'                   |
| Foyer 11' x 10'           |   |

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