



# 3174 Boucherie Road West Kelowna British Columbia

\$1,179,000

This exceptional property is nestled in the heart of West Kelowna's world-renowned wine trail. This unique offering features a 3-bed, 1720 sqft main home with an oversized double garage (23'x20'), plus a newer 2-bed, 1050 sqft carriage home perched above a massive 42'x30' garage/workshop. The workshop boasts 12.5 ft ceilings and its own 4-piece bathroom, making it ideal for any hobbyist or tradesperson. The carriage home offers stunning panoramic views of Okanagan Lake and provides an incredible investment opportunity with short-term and long-term rental potential. Just minutes from Okanagan Lake, beautiful beaches, golf courses, and top-tier restaurants, this location is unbeatable. The main home has seen numerous upgrades, including a gas furnace, kitchen appliances, counters, and a hot water tank (all updated in 2018 when the carriage home was built). With a low-maintenance yard and ample parking for all your toys, this property is the perfect combination of comfort, convenience, and investment potential. (id:6769)

3pc Bathroom 6'1" x 8'1"

Utility room 4'5" x 18'

Other 41'1" x 29'1"

Bedroom 10'1" x 13'

Utility room 5'8" x 9'3"

3pc Bathroom 5'6" x 9'3"

Living room 15'5" x 23'5"

Other 21'10" x 19'10"

Primary Bedroom 12'11" x 10'9"

Full bathroom 8'5" x 7'9"

Bedroom 10'5" x 10'2"

Living room 20'4" x 14'11"

Kitchen 20'4" x 14'3"

3pc Bathroom 10'9" x 4'11"

Primary Bedroom 14' x 11'7"

Bedroom 9'7" x 10'5"

Kitchen 14'9" x 16'

Dining room 10'10" x 9'

Living room 11'1" x 12'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://calchepil.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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