



3174 Boucherie Road West Kelowna British Columbia

\$997,000

Okanagan lake views, a prime Wine Trail location, and a combination that's hard to find: an updated main home, a legal two-bedroom carriage home, and an impressive workshop—all on one property. Set in the heart of Lakeview Heights, surrounded by renowned wineries and close to beaches, restaurants and Anders shopping centre, this property brings together Okanagan living, rental potential and exceptional space for your hobbies. Built in 2018, the carriage home features a bright, open layout, two bedrooms and beautiful lake views. With short-term rental potential, including Airbnb, it offers flexibility for vacation accommodation, long-term rental income or extended family. Below, the massive workshop features 12.5-foot ceilings, a loft area, kitchen and full bathroom—an outstanding setup for vehicle enthusiasts, hobbyists or anyone wanting room for projects, equipment and storage. The three-bedroom main home offers numerous updates, including kitchen counters and appliances, an updated furnace and hot-water tank, plus its own oversized double garage. Ample additional parking accommodates your boat, RV and toys, while the low-maintenance yard leaves more time to enjoy everything nearby. Whether you're looking for a home with income potential, space for family, or a workshop that's a destination of its own, this distinctive property delivers a rare combination in a sought-after location. (id:6769)

Listing Presented By:



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2 Percent Realty Interior Inc.

<http://calchepil.ca/>



Royal

LePage Kelowna

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Other 3' x 3'

Loft 8' x 8'

Laundry room 3' x 5'

5pc Bathroom 10'9" x 4'11"

Bedroom 10'5" x 9'7"

Primary Bedroom 11'7" x 14'

Kitchen 14'9" x 16'

Dining room 12'0" x 12'0"

Other 22' x 20'

Workshop 29'1" x 41'1"

4pc Bathroom 8'1" x 6'1"

Bedroom 10'1" x 13'

Utility room 5'8" x 9'3"

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

Recreation room 15'5" x 23'5"

Bedroom 11'0" x 11'0"

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Living room 11'1" x 12'

Full bathroom 8'5" x 7'7"

Utility room 18' x 4'5"