



3276 Vineyard View Drive West Kelowna British Columbia

\$1,999,000

Over \$150,000 under assessed value! Perched above Okanagan Lake in the prestigious Vineyard View community, this custom build by Ridgeroc Homes is sure to elevate your Okanagan living experience. Imagine waking up to easterly sunrise views of Okanagan Lake and the surrounding mountains, as you soak in all the sun from your private deck off your primary bedroom. With a magazine worthy ensuite and walk-in closet, totalling just shy of 500 sqft, this bedroom retreat takes up most of this wing. Down the hall you will find your dream kitchen, complete with high end Jenn Air appliances including a 6 burner gas stove, and butler's pantry with exterior entry for ease of caterer access. The warm and cozy living room provides you the opportunity to further enjoy the flood of natural light, with its gas fireplace clad in floor to ceiling tile, further accentuated by warm wooden accents. Open the double wide doors out to your covered deck to blend indoor and out, seamlessly. With two additional bedrooms on this level, the layout is functional for young families and empty nesters alike. Downstairs is an entertainers dream, complete with wet bar, rec room, easy access to the pool deck, and suspended slab theatre room. Need parking? There is over 1100 sqft of epoxied garage space to house all your toys, on top of the exposed aggregate driveways. Other notable features include fully built in surround sound inside and out, all tile floored bathrooms are heated, and the yard is fully fenced. (id:6769)

Utility room 13' x 13'1"

Media 23'9" x 29'3"

Bedroom 13' x 14'11"

Other 19'2" x 12'11"

Recreation room 20'4" x 17'7"

Office 13' x 10'11"

Bedroom 10'11" x 11'11"

3pc Bathroom 4'11" x 12'

Pantry 8'8" x 13'

Primary Bedroom 16'0" x 15'6"

Mud room 6'4" x 7'5"

Laundry room 6'5" x 11'7"

Kitchen 16'9" x 13'7"

Foyer 9'10" x 7'6"

Dining room 8'10" x 13'

Bedroom 11'5" x 11'5"

Listing Presented By:



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Royal

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

Bedroom 17'4" x 15'6"

Living room 21' x 17'