



3307 McGinnis Road West Kelowna British Columbia

\$1,175,000

The Epitome of Okanagan living at its finest! Custom European Craftsmanship with a Contemporary Flair. This 5/6 bedroom, 3 bath family home is set on a level .41 acre lot which is fully fenced, landscaped with perennials and mature cedars for privacy. Enjoy the in-ground kidney shaped pool, hot tub and sauna. Notice the flat oversized driveway for 6 cars plus the double garage which is powered for a shop. Main level presents a 2020 renovated kitchen with high end chef inspired appliances which is open to the bright and spacious dining area that has a huge window overlooking the yard. The Living Room has an incredible floor to ceiling rock wall with a new cozy wood burning fireplace. Walkout the sliding glass doors onto your large deck. Look up and be amazed at the soaring custom wood ceilings. There is a unique spiral staircase leading up to the second level which is comprised of a sprawling Primary bedroom with a very large ensuite bath, walk- in closet and a walkout to a private deck for thru breezes and views. Snuggle up in the family room with custom built in wall units. Let's talk about the walkout basement with a separate entrance for suite potential. Fantastic rec room with a cozy gas fireplace and bar area, w/o to a covered patio. 2 bdrms and a gym which can be used as a 6th bdrm. Cedar sauna, updated bathroom with shower. ***Walking distance to two elementary schools and one middle school*** Main bus route, bus stop 3 houses away. (id:6769)

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|---------------------------------|-------------------------------|
| Family room 20'6" x 18'7" | Recreation room 27'6" x 15'1" |
| 6pc Ensuite bath 13'5" x 13'10" | Bedroom 14'11" x 9'8" |
| Primary Bedroom 27'7" x 16'1" | Bedroom 11'1" x 14'11" |
| Utility room 5'9" x 9'1" | 5pc Bathroom 14'11" x 5' |
| Den 7'6" x 10' | Foyer 13'4" x 4'6" |

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Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

