



# 3315 McMurchie Road West Kelowna British Columbia

\$1,449,900

Spectacular Updated and Renovated Home with Carriage Home! Over 3600 sq.ft. home + 960 sq.ft. Carriage home. Easily subdividable property features combines 7 bedrooms and 5 bathroom homes. Main Home 3622 Sq.ft. 5 beds and 4 baths with Duralast Metal roof. Vaulted ceilings on main floor including full length roof transom windows & 4 large skylights. Sunken Hot Tub & above ground pool with high-capacity filtration system & Chlorine distribution + 2023 natural gas heater with electronic thermostat. Waterproof Trex deck. Private and newly construction large decks at rear of home. Oversized trailer parking with 30-amp RV plug. New Thick gauge steel Double Carport, Retaining walls, 200-amp upgrade in 2016. New electrical panel in 2021. Underground irrigation throughout property, private Custom Firepit featuring Natural gas line and large gazebo and fenced yard. 24x24 garage with new garage door, extra storage in loft with reinforced joists and flooring. Garage is currently divided in half with a 12x24 area fully insulated and pot lights that is currently used as a home office. Large hen house and run that is fully enclosed and currently sterilized and used for storage. 2 high-capacity Air Conditioners installed 2021. Forced air Natural gas Furnaces(2019/2023) x 2 heat the home. 2 Bed, 1 Bath carriage home with private yard space and parking. Great Revenue potential with Air B&B possibilities. (id:6769)

- Den 4'9" x 8'1"
- Bedroom 9'5" x 14'4"
- Bedroom 9'5" x 16'8"
- 5pc Bathroom 12'9" x 13'5"
- Utility room 12'1" x 18'7"

- Kitchen 10'7" x 14'8"
- Foyer 7'6" x 16'11"
- Family room 11'6" x 13'
- Living room 11'5" x 13'
- Dining room 8'5" x 19'4"

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Listing Presented By:



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Royal

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Primary Bedroom 13'5" x 19'5"

2pc Bathroom 5' x 5'10"

Mud room 5'10" x 13'11"