



## 3462 Hilltown Close Kelowna British Columbia

\$1,450,000

Brand-new, custom home in McKinley Beach's sought-after second phase, located at the end of a quiet cul-de-sac and just steps from the new amenity centre. This 5-bedroom, 5-bathroom home includes a legal 1-bedroom suite with separate entrance, parking, patio, electrical meter, and extra soundproofing; ideal for multigenerational living or rental income. The bright main floor features hardwood throughout, soaring ceilings, a 3-sided electric fireplace, upgraded lighting, a chef's kitchen with quartz counters and walk-in pantry, and access to a gas BBQ hookup on the deck. A dedicated office adds convenience for work-from-home lifestyles. Upstairs offers 3 bedrooms, including a luxurious primary with heated floors, freestanding tub, and dual rain shower. The walkout lower level is designed for both entertainment and functionality and includes 9' ceilings, a rec room with fireplace, wet bar, guest bed/bath, and a pre-wired patio for a hot tub. Additional highlights: zoned HVAC with HRV and central humidifier, Navien on-demand water, central vacuum, security system with cameras, auto lighting in 3 baths, 8' doors, security system and a fully irrigated, low-maintenance yard. Across from the McKinley Beach Amenity Centre with indoor pool, gym, tennis courts, and just a short walk to the lake, beach, marina, and future winery. Embrace elevated living in this thoughtfully designed, move-in ready home in one of Kelowna's most vibrant lakefront communities. (id:6769)

Bedroom 9'11" x 10'  
Bedroom 11'4" x 12'5"  
Full bathroom 5'1" x 9'2"  
Other 9'2" x 7'10"  
Full bathroom 11'3" x 16'7"  
Primary Bedroom 12' x 13'6"

Bedroom 13'3" x 9'4"

Full bathroom 7'8" x 5'4"

Full bathroom 8'5" x 12'7"

Kitchen 8'5" x 12'7"

Dining room 9'10" x 16'6"  
Recreation room 17'3" x 17'8"  
Utility room 7'9" x 8'2"  
Bedroom 11'9" x 9'3"  
Bedroom 10' x 9'11"  
Partial bathroom 5'6" x 5'

Laundry room 8'5" x 10'

Dining room 9'10" x 16'6"

Living room 15'6" x 25'6"

Listing Presented By:



Originally Listed by:  
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Royal

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