



3481 Shayler Road Kelowna British Columbia

\$1,300,000

Elevated Okanagan living awaits in the prestigious lakefront community of McKinley Beach. Designed to embrace its spectacular setting, this custom 2,777 sq. ft. residence showcases sweeping Okanagan Lake views, refined finishes and effortless indoor-outdoor living. The light-filled open-concept main level is anchored by a beautifully appointed kitchen featuring generous cabinetry, expansive quartz counters, a large entertaining island and walk-in pantry. Oversized sliding doors open to a covered deck—the perfect setting for dining, BBQ's, relaxing and taking in the views. The primary suite offers a private retreat with a spacious walk-in closet and spa-inspired ensuite featuring a soaker tub and separate shower. A second bedroom/den enjoys its own private view deck, while the fully finished lower level includes an additional bedroom and private-entry in-law suite. Outside, enjoy a level patio, private landscaped yard and full irrigation. An impressive 36' tandem garage plus double garage provides parking for 3 vehicles and exceptional storage. McKinley Beach offers an extraordinary lifestyle with a private marina, 1 km of beachfront, hiking trails, tennis and pickleball courts, outdoor gym, playground, community garden, pool, hot tub and fitness facilities—all just minutes from UBCO, YLW and downtown Kelowna. (id:6769)

Utility room 5'10" x 8'3"	5pc Ensuite bath 9'7" x 10'1"
Recreation room 13'10" x 15'5"	4pc Bathroom 10'5" x 5'0"
Laundry room 6'1" x 6'9"	Laundry room 5'11" x 7'9"
Kitchen 13'4" x 8'8"	Bedroom 13'7" x 13'8"
Bedroom 12'2" x 13'5"	Primary Bedroom 13'7" x 16'
4pc Bathroom 8'5" x 5'3"	Dining room 9'11" x 16'1"
Bedroom 12'7" x 14'1"	Kitchen 10'8" x 16'1"
Other 7'0" x 6'0"	Living room 19'2" x 21'2"
Foyer 7'3" x 4'6"	

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