



## 3491 Paynter Road West Kelowna British Columbia

\$1,550,000

This custom-built, energy-efficient home offers stunning lake views and superior craftsmanship. Designed for comfort and sustainability, it features an ICF foundation, Navien boiler system, in-floor heating, and a high-efficiency furnace with an air exchanger, ensuring low heating costs year-round. This home boasts a spacious 3+ car garage with heated floors, a separate covered parking area with a pull-through garage, and a 26' x 36' detached shop with heated floors, a 3-piece bath—ideal for hobbies, vehicles, or a workshop. Inside, enjoy LED lighting, Euroclad windows, and custom-engineered hardwood flooring. The gourmet kitchen features lighted maple cabinetry, granite countertops, pullout dovetail drawers, a double sink with a wine rack, and black stainless steel appliances, including a 36" gas cooktop. A large walk-in pantry adds extra storage. The main-floor primary suite offers coved ceilings, his-and-hers closets, a double glass shower, and a luxurious soaker tub. The open-concept living and dining areas boast soaring ceilings, a cozy fireplace, and a curved glass-railed staircase leading to the full walkout basement with two bedrooms, a rec room, a full bath a gym and a newer hot tub. Set on a landscaped .31-acre lot, the backyard features cherry, plum, and peach trees. Covered parking for five vehicles plus an RV pad with sani dump, water hookup, and 50-amp power makes this home the perfect blend of luxury, efficiency, and practicality. Book your private tour today! (id:6769)

Gym 37'2" x 17'10"

Recreation room 17'5" x 25'9"

Bedroom 14'4" x 10'8"

Bedroom 11' x 11'10"

4pc Bathroom 4'11" x 10'7"

Primary Bedroom 13'1" x 14'5"

Full ensuite bathroom 15'1" x 14'5"

Living room 15' x 18'

Bedroom 10'5" x 12'

2pc Bathroom 5'5" x 5'8"

Pantry 10'3" x 4'5"

Kitchen 15'11" x 13'1"

Dining room 9' x 14'10"

Foyer 5'6" x 8'9"

3pc Bathroom 6' x 5'11"

Workshop 15' x 17'

Listing Presented By:



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Royal

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