



3513 Empire Place West Kelowna British Columbia

\$1,175,000

Welcome to this beautifully updated home located in Lakeview Heights; offering panoramic, unobstructed views of Okanagan Lake, surrounding vineyards, and the valley beyond. Situated on a quiet cul-de-sac overlooking Green Bay, this exceptional property is nestled along the renowned West Kelowna Wine Trail, blending peaceful living with incredible lifestyle appeal. A spacious main entrance welcomes you into the home, setting the tone for the thoughtful design and impressive scale throughout. Expansive windows frame the panoramic lake views and flood the interior with natural light, creating a bright and inviting atmosphere. Offering 5 bedrooms and 3 full bathrooms - with potential for a 4th bathroom - this versatile floorplan is ideal for families, multi-generational living, or income-generating opportunities. The main level boasts a spacious main entry, vaulted ceilings, an open-concept living area, and a formal dining space ideal for entertaining. The spacious primary suite captures stunning panoramic views and offers direct access to an oversized lake-facing balcony. A second bedroom, full bath, and laundry room complete the main floor. The fully finished lower level has been converted into a 3 bed in-law suite with separate entrance, making it ideal for extended family, guests, or rental income potential. For modern comfort and efficiency, the home includes a new high-efficiency furnace, A/C, energy-efficient hot water on demand, and plumbing. (id:6769)

- Utility room 9'9" x 4'7"
- Storage 24'1" x 12'10"
- Bedroom 9'8" x 14'1"
- Bedroom 14'2" x 10'8"
- Dining nook 10'4" x 9'2"
- Recreation room 16'2" x 27'8"
- Bedroom 13'6" x 14'9"
- Full bathroom 10'5" x 8'3"
- Full bathroom 4'9" x 11'9"
- 4pc Ensuite bath 9'10" x 8'4"
- Laundry room 5'1" x 8'10"
- Bedroom 9'11" x 15'3"
- Primary Bedroom 13'6" x 15'3"
- Dining room 10'11" x 12'11"
- Kitchen 16'9" x 14'10"
- Living room 10'0" x 12'11"

Listing Presented By:

Originally Listed by:
Oakwyn Realty Okanagan-Letnick Estates

<http://www.alexisfriesen.com/>



Royal

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