



# 3576 Apple Way Boulevard West Kelowna British Columbia

\$1,125,000

Located in the prestigious Lakeview Heights area of West Kelowna, known for its world-class wineries and sweeping lake views, this 3 bed plus den walk-out rancher offers exceptional privacy, functionality, and panoramic views of Okanagan Lake from nearly every window. Set on a quiet no-through road and within walking distance to three wineries, the property enjoys a peaceful private setting, sheltered from the wind. Designed for main-level living, the upper floor features an open-concept kitchen and living area with a gas fireplace, high vaulted ceilings and direct access to a spacious Southeast facing deck, ideal for entertaining or relaxing while taking in the view. This level also includes the primary bedroom with walk-in closet and ensuite, a second bedroom, a full bathroom and an ADDITIONAL den/office space. The walk-out lower level offers excellent flexibility with a third bedroom, full bathroom, and an oversized living area with a separate entrance, leading out to the covered lower patio, yard and beautiful gardens! This layout works great for family time, guests or has the potential for a suite. This home has SO MUCH storage throughout, including a large storage/laundry room that could easily be halved to make a 4th bedroom, and dedicated wine/cold room in the basement. Winters are a breeze with the HEATED driveway. With stunning lake views, a private yard, and a sought-after location in one of West Kelowna's most desirable neighbourhoods, all that's missing is you. (id:6769)

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- 4pc Bathroom 9'6" x 5'8"
- Storage 30'3" x 10'2"
- Wine Cellar 10'10" x 5'2"
- Recreation room 33' x 17'1"
- Bedroom 17'2" x 13'9"
- Dining nook 11'11" x 9'6"
- Laundry room 5'6" x 5'6"
- Den 10'11" x 12'4"
- Bedroom 10'9" x 10'4"
- Full ensuite bathroom 7'5" x 11'1"
- 4pc Bathroom 11'5" x 5'5"
- Primary Bedroom 16'1" x 11'10"
- Living room 20'8" x 17'3"
- Kitchen 11'5" x 11'10"

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