



3858 Angus Drive West Kelowna British Columbia

\$1,199,000

SEMI-WATERFRONT 0.574 ACRE LOT ACROSS THE ROAD FROM THE LAKE! Enjoy sweeping, unobstructed southeast views of Okanagan Lake and surrounding mountains--an incredibly rare combination of privacy, size, and proximity to the shoreline. Walk to Willow Beach, Gellatly Bay Yacht Club, and the scenic Gellatly Bay waterfront walking trail, all just steps away--yet only a minute to Westbank shopping, restaurants, and schools. Set on a quiet street of high-end executive homes, this private property backs onto undeveloped land, enhancing both tranquility and long-term value. The bright, open-beam cedar home offers expansive windows framing the lake, a cozy rock fireplace, fresh paint, 3 bedrooms up, and 2 full bathrooms. Detached double garage and full municipal sewer add to the convenience. Whether you renovate, hold, or build new, the potential here is exceptional. Explore rezoning to R2 for duplex/stratification or RC3 for two lots (buyer to confirm with District of West Kelowna). With approx. 100' frontage and generous depth, this is an ideal site for two estate-style lakeview residences--without the burden of lakeshore taxes. (id:6769)

Laundry room 8'0" x 7'0"
Recreation room 10'0" x 18'0"
3pc Bathroom 7'6" x 4'0"
Family room 10'0" x 32'0"
Bedroom 11'0" x 8'0"
Bedroom 7'0" x 11'0"

Primary Bedroom 11'0" x 11'0"
4pc Bathroom 6'0" x 7'0"
Family room 10'0" x 22'0"
Living room 11'0" x 13'0"
Dining room 11'0" x 7'0"
Kitchen 11'0" x 12'0"

Listing Presented By:



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<http://www.gidden.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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