



3964 Angus Drive West Kelowna British Columbia

\$1,250,000

Welcome to this stunning 3,400+ square foot home on over 0.45 acres towering over Okanagan Lake. Featuring 4 bedrooms, 4 bathrooms and breathtaking views from almost every room; this home perfectly blends location and comfort. Upon entry, you're greeted by soaring wood ceilings and a floor-to-ceiling brick fireplace that creates a grand ambiance. The kitchen enjoys lake views to the east and serene garden vistas to the west. A semi-private dining room connects seamlessly with the kitchen and living areas to unify the main floor space. Upstairs, natural light cascades through 3 skylights and large windows. A lofted area with its own bathroom offers flexible space for a bedroom or office while capturing spectacular lake views to the south. The standout feature is the solarium, providing a cozy, unique space to enjoy lake views deep into the fall months. The basement includes a full bath, storage spaces, a family room, a cold cellar, and a flex space for a gym or miscellaneous area. Outside, the East-facing front deck is perfect for sunrise and morning relaxation in the sunken hot tub which is directly accessed from the primary bedroom through sliding glass doors. The backyard is a gardener's paradise with fruit trees & bushes including apple, cherry, grape, blueberry, saskatoon and an attached garden shed. Located just 400 meters from the sandy beaches of Gellatly Bay and mere steps further to the West Kelowna Yacht Club and boat launch, the location is ideal. (id:6769)

Sunroom 9'8" x 11'9"	Other 11'2" x 6'1"
Bedroom 14'6" x 21'4"	4pc Bathroom 8'5" x 6'4"
Loft 12'8" x 28'3"	Primary Bedroom 13'6" x 12'10"
Family room 11'7" x 17'8"	Living room 14'10" x 18'10"
2pc Bathroom 5'7" x 5'8"	Kitchen 12'2" x 15'9"
Utility room 4'6" x 8'8"	Other 2'54" x 1'98"
Recreation room 11'2" x 34'	Foyer 6'10" x 7'2"
Laundry room 7'8" x 7'11"	Dining room 10'4" x 11'0"

Listing Presented By:



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Chamberlain Property Group

<https://www.chamberlainpropertygroup.ca/>



Royal

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Family room 13' x 18'3"

Bedroom 12'2" x 9'3"

Den 13' x 18'3"