



# 3982 Hitchner Road West Kelowna British Columbia

\$895,000

Country living just steps from the lake. Set on one of the area's most desirable streets, 3982 Hitchner Road offers a rare combination of privacy, usable land, and easy walkable access to the shoreline. This 0.3-acre property backs onto a peaceful creek and is surrounded by orchards, while being just one block from two sandy beaches and only minutes to town amenities. The 2,026 sq ft home offers 3 bedrooms plus a den, 2 full bathrooms, and a flexible layout with potential for a fourth bedroom. The spacious primary suite features two private balconies overlooking neighbouring orchards. The main level includes a country-style kitchen with hickory cabinetry, bright living space with views of mature trees, and a cozy den with direct access to the backyard. Downstairs provides 386 sq ft of additional space with a separate entrance, suitable for a home office, studio, or guest area. Recent updates include new roof, high-efficiency furnace and central A/C, water softener, private and shared water licences, and connection to city sewer. The property offers a large deck, hot tub, mature trees, and an oversized garage with ample parking for multiple vehicles, RV, and boat. Located on a quiet, established road known for larger lots, orchards, and close proximity to the lake, this is a well-kept property with space, privacy, and flexibility. (id:6769)

- Den 16'7" x 7'5"
- 5pc Ensuite bath 9'6" x 12'3"
- Primary Bedroom 16'7" x 16'7"
- Utility room 9'5" x 5'6"
- Utility room 8'3" x 8'7"
- Unfinished Room 22'10" x 11'2"

- Bedroom 11'7" x 11'9"
- Kitchen 11'4" x 20'5"
- Dining room 13'4" x 17'8"
- 3pc Bathroom 7'3" x 8'5"
- Family room 20'1" x 16'7"
- Living room 11'7" x 9'

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