



## 414 Herbert Heights Road Kelowna British Columbia

\$2,425,000

Welcome to this Mediterranean-inspired home in Poplar Point, the best uninterrupted views of Okanagan Lake and surrounding mountains. With 4 bedrooms and 4 baths across three levels, this property combines timeless design, and privacy in a highly desirable location just minutes to downtown Kelowna. The main level impresses with high ceilings, maple hardwood floors, and expansive wood-casement windows framing Okanagan Lake. The chef's kitchen features stone countertops, Viking gas cooktop, Gaggenau wall oven, Sub-Zero fridge, and a central island perfect for entertaining. A formal dining room with a brick-surround fireplace and direct courtyard access complements the living room, where double French doors open to a lakeview deck. Upstairs, the primary retreat offers a private balcony, walk-in closet, and spa-style ensuite with an oversized tub and dual-head shower. A guest room with Murphy bed, 3-piece bath, and laundry complete the level. The walk-out lower floor offers a self-contained 1-bedroom + den suite with private kitchen, living area, and direct pool access--perfect for extended family or guests. Outdoors, multiple patios, lush landscaping, and a kidney-shaped pool set the stage for summer gatherings. Nestled on a quiet cul-de-sac, just steps from Knox Mountain's hiking and biking trails and minutes to the lake, this property offers an ideal setting to enjoy Okanagan living at its finest. (id:6769)

Other 6'10" x 10'3"

Primary Bedroom 14'11" x 22'10"

Bedroom 10'9" x 13'6"

4pc Ensuite bath 12'6" x 10'7"

3pc Bathroom 9'10" x 9'10"

Utility room 9'1" x 4'5"

Recreation room 18'5" x 18'2"

Office 8'5" x 11'0"

Kitchen 18'10" x 14'1"

Other 20'11" x 22'10"

Foyer 11'7" x 8'7"

Dining room 14'9" x 23'4"

2pc Bathroom 8'2" x 9'11"

Kitchen 18'5" x 10'0"

Other 6'8" x 7'10"

Bedroom 11'5" x 11'0"

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Listing Presented By:



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Royal

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Mud room 10'9" x 9'11"

Bedroom 14'4" x 10'3"

Living room 16'8" x 11'7"