



# 1290 Menu Road West Kelowna British Columbia

\$1,398,000

STUNNING PANORAMIC LAKE VIEWS! This BEAUTIFULLY updated 5 BDRM PLUS DEN/3 BATH HOME is a MUST SEE! The MAIN FLOOR encompasses a BRIGHT open floor plan w/10FT CEILINGS, a multitude of windows & 4 sets of french doors leading to approx. 700 SF OF COVERED DECK TO ENJOY! The lovely kitchen boasts an abundance of new cabinetry w/pull out shelving, pantry, newer s/s appliances & island w/quartz countertops & eating bar! The dining room, w/custom decor wall & the living room w/gas f/p provides comfort & style! The large primary bdrm w/french doors to the deck features a luxurious 5 piece ensuite w/quartz countertops, heated flooring & walk-in closet! The 2nd bedroom, on the opposite side of the home, is sizeable & also leads to the deck. The main floor further incorporates a 3rd bdrm, a 4 piece bathroom & laundry/mud room w/access to the double garage. Downstairs, the AMAZING VIEWS CONTINUE in the 2 BDRM PLUS DEN in-law suite! Easily incorporate this area into the main home OR leave it for family, guests & tenants to relish in! This generously sized area includes 2 LARGE BDRMS, each w/french doors to a beautiful patio area w/hot tub, LARGE DEN, gorgeous 4 piece bathroom w/glass shower, laundry room & loads of storage! Additional features include; all new windows upstairs, private & delightful landscaped yard w/irrigation & fruit trees & so much more! Located within walking distance to many wonderful restaurants & renowned wineries & only minutes away from all amenities! (id:6769)

Den 12'10" x 10'11"

Laundry room 9'2" x 7'7"

Full bathroom 9'5" x 5'2"

Bedroom 12'10" x 11'7"

Bedroom 12'10" x 11'7"

Other 10'8" x 5'7"

4pc ensuite bath 10'8" x 10'8"

Living room 16'0" x 12'8"

Kitchen 12'2" x 12'2"

Other 10'11" x 10'2"

Full bathroom 11'8" x 6'0"

Bedroom 12'0" x 11'8"

Bedroom 16'0" x 12'10"

Living room 16'0" x 12'10"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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Royal

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Primary Bedroom 16'0" x 13'10"

Dining room 14'6" x 9'2"

Dining room 12'4" x 8'9"

Kitchen 9'2" x 9'1"