



1592 Merlot Drive West Kelowna British Columbia

\$950,000

Priced \$88k UNDER BC Assessed value! Okanagan living awaits you in the prestigious Vineyard Estates. This 4 bedroom family home boasts LAKE VIEWS, a spacious covered deck ideal for savouring spectacular sunsets & a lush private backyard! Nestled in a prime location down a QUIET street, this family-oriented neighbourhood is MINUTES to schools, shopping, beaches, golfing and moments from the world-renown Mission Hill Winery. The nearby walking trails also connect to the school and winery! Inside, with a professional fresh coat of paint and professionally cleaned this home is MOVE IN READY! The upper level features expansive open-concept living, sprawling living room lined with oversized windows capturing picturesque views, a well-appointed kitchen with ample cabinet space and dining area with patio sliding doors and direct access to the backyard deck and BBQ area. The oversized primary bedroom offers stunning views, a walk-in closet, and a 4-piece ensuite. With another full bedroom PLUS a versatile 3rd room/office, the layout can perfectly complement your lifestyle. Downstairs, discover a sizable rec room with ample room for the kids to play or hang out space - also great for cozy family movie nights. One more bedroom and a large den completes this level. Outside, newly landscaped gardens in the front and lush trees in the back create a serene private oasis. Don't miss your chance to experience the ultimate Okanagan lifestyle. (id:6769)

4pc Bathroom 5'0" x 9'3"	Dining room 10'9" x 11'4"
Recreation room 20'0" x 35'4"	Living room 26'4" x 15'0"
Den 11'2" x 12'0"	Kitchen 12'2" x 16'8"
Laundry room 5'6" x 9'3"	Bedroom 13'2" x 9'6"
Bedroom 12'7" x 9'3"	Primary Bedroom 18'2" x 13'11"

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