



# 3138 Shetler Drive West Kelowna British Columbia

\$969,900

IMPRESSIVE 5 bdrm/3 bath FAMILY HOME on 1.75 ACRES of land w/LAKE & MOUNTAIN VIEWS! This custom designed home is located in a quiet serene FAMILY NEIGHBOURHOOD and has been lovingly maintained & updated over the years. Upstairs hosts a bright & stylish living room/dining room space highlighted by its PROMINENT WINDOWS, high vaulted ceiling, gas fireplace & access to the side yard & front deck to take in all the lovely views of the lake & mountains! The UPDATED KITCHEN FEATURES NEW FLOORING, NEW COUNTERTOPS, EXPANSIVE CABINETRY, a convenient island, coffee bar, cozy nook, sizeable pantry & easy access to the backyard. Three more bedrooms & 2 full bathrooms are located down the hall including the oversized primary bedroom w/large walk in closet, a 2nd closet & a nicely updated 4 piece ensuite w/great views too! Down the stairs, the spacious foyer leads to an oversized family room w/patio doors to the front yard space. You'll also find 2 more spacious bedrooms plus a 3 piece UPDATED BATHROOM & access to the large double garage w/high ceilings, lots of storage & an EV charger. The HUGE LOT on which the home sits upon stretches upwards leading to a flat area at the top (no road access) w/extraordinary views. Additional features: AC (2023), FURNACE (2013), ROOF (approx. 2008), HWT (approx. 2018), newer Duradek, PEX PLUMBING & Boat/Camper parking. Surrounded by nature & trails with less than 10 minutes from schools, shopping, wineries & all amenities! (id:6769)

- Foyer 13'2" x 10'11"
- Exercise room 18'8" x 10'8"
- Family room 18'8" x 15'4"
- Full bathroom 7'6" x 5'6"
- Bedroom 13'2" x 10'2"
- Bedroom 13'2" x 10'2"
- Other 8'2" x 6'3"
- Full ensuite bathroom 11'6" x 7'4"

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Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

Full bathroom 8'2" x 8'0"