



# 3373 Merlot Way West Kelowna British Columbia

\$1,179,000

This immaculate, beautiful rancher with walkout basement is located in the prestigious Mission Hills Winery area of Lakeview Heights with great lake and mountain views! Main floor features open concept with vaulted ceilings, formal dining room, bedroom, could be used as office, solid maple kitchen with stunning new granite countertops, a large master bedroom with a luxurious ensuite with soaker tub. The lower level has a huge rec room plus games room area with two good size bedrooms, full bath and extra storage space. Possible to put in a (wet) bar as there are waterlines in furnace room. Additional features include 2 gas f/p's, one up and one down, central air, central vac, hardwood and porcelain tile flooring, granite in all bathrooms, heat pump and oversized double garage. The exterior features u/g irrigation, fully fenced backyard, exposed aggregate with concrete edging, room for boat/RV parking, wired for hot tub, plus room for a pool. Walking distance to Parks and Chief Tomat Elementary School. (id:6769)

Utility room 12'4" x 13'2"

Recreation room 32'7" x 30'1"

Storage 5'1" x 5'6"

4pc Bathroom 11'3" x 9'

Bedroom 12'9" x 10'11"

Bedroom 14'9" x 13'2"

Laundry room 12'1" x 9'2"

Foyer 11'4" x 6'

Den 11'7" x 12'1"

2pc Bathroom 5'9" x 6'9"

Bedroom 10'8" x 13'7"

5pc Ensuite bath 8'5" x 16'2"

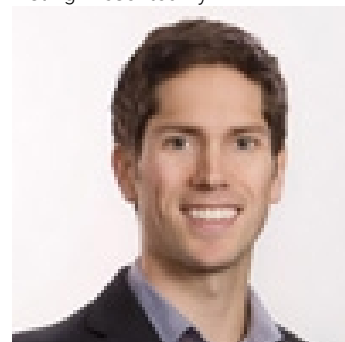
Primary Bedroom 14'9" x 21'7"

Dining room 12' x 8'6"

Living room 19'3" x 18'1"

Kitchen 10'11" x 12'9"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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**Royal**

**Lepage Parkside Realty**

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

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

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