



# 3948 Milford Road West Kelowna British Columbia

\$849,999

NOW PRICED BELOW TAX ASSESSMENT! PROBATE COMPLETE! Location, Location, Location! Prestigious Pritchard Dr area just steps to the beach & lake! Rare affordable listing in this quiet, private & most desirable family neighbourhood. Solid 1924 sq ft, 3 bedrooms (all up), 2.5 bathroom (4 pc master ensuite) home built in 1981, just waiting for your loving updates! All amenities are just driving minutes away (schools, doctors, dentists, shopping, golf, restaurants, boat launch, marina, wineries & more. Mature landscaped .18 acre fenced lot with huge patios, mature vegetable garden, large garden shed, lots of parking & double garage! Features: Stucco & cedar exterior, Hot Water Tank (installed Feb 6, 2013), Hi-Eff 94.4% AFUE Furnace (installed Dec 11, 2004), Central vacuum, heating & air conditioning systems, 4 appliances (Washer, Dryer, Stove, Fridge). Separate dining area with buffet & hutch alcove, large living room with wood burning fireplaces, family room with gas fireplace, Laundry / mudroom with laundry sink & storage, oak kitchen & bathroom cabinetry, Sewer is connected & all paid for, New water treatment plant now operational. Lock box on front door hanger. WATER TURNED OFF. DO NOT USE TOILETS! Please turn off all lights, leave card & ensure all doors are locked. (id:6769)

- Dining nook 5'10" x 7'1"
- Kitchen 8'0" x 9'11"
- Dining room 10'6" x 9'6"
- Living room 15'2" x 17'8"
- 4pc Bathroom 6'4" x 11'9"
- Bedroom 11'7" x 9'6"
- Bedroom 11'8" x 9'5"
- Other 3'0" x 12'10"
- 4pc Ensuite bath 6'7" x 4'11"
- Primary Bedroom 12'2" x 13'8"
- Storage 9'5" x 11'5"
- Other 18'3" x 20'3"
- Family room 15'10" x 21'2"
- Mud room 11'7" x 18'10"
- Laundry room 7'8" x 6'8"
- Utility room 4'7" x 6'10"
- 2pc Bathroom 6'11" x 4'7"
- Foyer 5'11" x 5'0"

Listing Presented By:



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Royal

**Lepage Parkside Realty**

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

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

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