



4074 Gellatly Road 126 West Kelowna British Columbia

\$949,900

Welcome to ""The Pointe""! This 55+ gated community is just above the boardwalk & shores of Lake Okanagan. This well appointed detached walk-out rancher is privately situated & backs onto a lush quiet greenspace to be enjoyed all year round with canyon & mountain views. The wrap around deck has a gas BBQ outlet and hose bib allowing you to enjoy the natural beauty of this spot. The open floorplan features a living room with vaulted ceilings, fireplace & hardwood floors, surround sound, a wall of windows opening onto the deck & allows for a great deal of natural light. The kitchen features quartz counters, white cabinetry, newer black appliances & large walk-in pantry. The primary bedroom is spacious & has an updated 3 pc ensuite. A spacious foyer, den, laundry room complete the main floor. Downstairs is a large family room w/gas fireplace & wet bar, 2 additional bedrooms, making a great spot to host family & friends, there's even a workshop for the hobby enthusiast. Furnace, HWT & AC have recently been replaced & the list of updates goes on! The Clubhouse is close by with; Salt water pool, BBQ, Kitchen, Billiards room, Exercise Room & Library. The location is superb with easy access to shopping, the Gellatly Waterfront Walking Trail, the West Kelowna Yacht Club, The Cove Lakeside Resort & World Class Wineries along the Westside Wine Trail. OPTION: to save \$72,000 and lease the land at \$284.56 per month. (id:6769)

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|----------------------------|--------------------------------|
| Storage 11'0" x 8'10" | Den 12'10" x 10'0" |
| Workshop 22'5" x 22'1" | Laundry room 13'4" x 7'0" |
| Bedroom 13'3" x 9'4" | 2pc Bathroom 7'0" x 6'10" |
| 4pc Bathroom 8'11" x 4'10" | 3pc Ensuite bath 13'1" x 12'8" |
| Bedroom 16'11" x 10'4" | Primary Bedroom 17'6" x 15'11" |

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