



## 2155 PALY Road Kelowna British Columbia

\$1,698,000

Perfectly positioned to showcase Okanagan Lake views within a mature, private neighbourhood, this nearly new custom residence embodies modern yet timeless living. Designed to maximize both comfort and style, the home is filled with natural light and showcases sweeping lake and mountain views from nearly every room. The main level highlights soaring ceilings, expansive windows, and an open-concept layout that seamlessly connects the kitchen, dining, and living areas. An oversized 8x12 ft sliding door opens to a vaulted covered patio, creating a striking indoor-outdoor flow perfect for entertaining or unwinding against the lakeview backdrop. The lower level offers exceptional versatility with 14-ft ceilings, oversized doors, and expansive spaces that include a recreation area, family room, office, gym, and a flexible kitchenette rough-in. Notable features include 31 solar panels & a two-car garage with EV charger and high ceilings that can accommodate a lift. Outdoors, the landscaped yard is graced with fruit trees and offers potential for a future swim spa with plenty of room for kids to run and play, plus easy accommodation for RV or boat parking. Blending refined design with everyday function, this property offers unmatched privacy, remarkable views, and a coveted location--just minutes from Aberdeen, UBCO, the lake, schools, shops, and recreation. (id:6769)

Full ensuite bathroom 9'0" x 9'10"

Full bathroom 4'10" x 8'5"

Bedroom 13'6" x 16'11"

Bedroom 11'2" x 14'4"

Recreation room 11'5" x 25'4"

Gym 12'8" x 16'5"

Bedroom 15'6" x 18'2"

Partial bathroom 9'2" x 4'11"

Full ensuite bathroom 9'8" x 10'6"

Bedroom 12'0" x 15'8"

Primary Bedroom 13'3" x 16'11"

Laundry room 12'0" x 10'8"

Foyer 19'6" x 9'8"

Living room 17'0" x 19'6"

Dining room 11'6" x 17'0"

Kitchen 13'10" x 15'8"

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