



# 3275 Merlot Court West Kelowna British Columbia

\$1,299,000

Welcome to Vineyard Estates & this custom walk-out rancher, blending timeless design & relaxed Okanagan luxury. Set on a beautifully landscaped 0.32-acre property, this home offers spectacular lake & mountain views, impeccable craftsmanship, & thoughtful updates throughout. From the moment you arrive, the level driveway, extensive rock landscaping, & private RV parking set the tone for easy, elegant living. Inside, vaulted ceilings & an open layout highlight stunning views. The gourmet kitchen, featuring quartz countertops, custom cabinetry, Fisher Paykel appliances, & a Miele steam oven are perfect for the home chef or entertainer. The main level flows naturally to the wrap-around flagstone terrace, through 3 sets of French doors, framing breathtaking panoramas of the lake and surrounding hills. The primary suite offers a serene retreat, a walk-in closet & large ensuite, while a new luxury steam shower brings spa-level comfort to your daily routine. The walk-out level features a TV/ family room, gym, huge guest bedroom w. office/flex space, & a pantry/ storage area. Step outside to a park-like backyard with lush gardens, a water feature, new hot tub & room for a pool. With abundant parking, gorgeous indoor/outdoor living space, proximity to Mission Hill Winery, Two Eagles Golf Course, & Mount Boucherie trails, this home captures the very best of Okanagan living-ideal for discerning empty nesters or anyone seeking luxurious comfort, elegance, & unforgettable views. (id:6769)

Utility room 6'8" x 8'5"	4pc Bathroom 4'11" x 9'1"
Workshop 17'10" x 10'9"	Bedroom 11'11" x 12'0"
4pc Bathroom 6'1" x 8'9"	Dining room 7'9" x 12'10"
Gym 17'10" x 13'2"	5pc Ensuite bath 14'11" x 13'3"
Bedroom 11'6" x 15'10"	Primary Bedroom 13'6" x 14'10"
Den 16'7" x 18'6"	Living room 12'4" x 19'1"
Recreation room 21'1" x 18'11"	Kitchen 15'6" x 25'11"
Other as shown	Foyer 16'4" x 15'0"

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Originally Listed by:  
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**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

Laundry room 8'3" x 7'4"