



## 3317 Hihannah View West Kelowna British Columbia

\$1,579,000

Rare Lot offering Commanding lake views and a refined, executive feel set the tone for this 5-bedroom, 4-bath single-family residence on a 0.18-acre freehold lot. Designed for both elevated everyday living and hosting at scale, the upper level features walnut hardwood floors, a striking two-sided gas fireplace, and open sight lines that extend to an upper deck with gas BBQ hookup and expansive lake views. The primary bedroom is positioned as a true retreat, with direct patio access and a spa-inspired 5-piece ensuite featuring heated floors and granite counters. A second bedroom and a heated-floor 3-piece bathroom complete the upper level, ideal for guests or home office use. The lower level is tailored for entertaining, anchored by a gas fireplace, wet bar, fridge and freezer combination, wine fridge, and a dedicated wine room. A media area with an upgraded screen and projector creates a natural gathering space, while three additional bedrooms and two bathrooms provide excellent separation for family or visitors. Walk out to the lower patio with hot and cold hose bib and gas line for seamless outdoor functionality. An insulated and heated 700+ sq.ft. three-car garage, along with parking for up to six vehicles on the driveway. A separate workshop is located beneath the garage and is accessed exclusively from the exterior along the side of the home. This home delivers presence, comfort, and flexibility in a premier West Kelowna setting. (id:6769)

Workshop 19' x 10'

Bedroom 15'5" x 12'7"

Other 13' x 19'7"

Bedroom 13' x 12'2"

3pc Bathroom 8'8" x 10'7"

Den 16'6" x 10'9"

Living room 18'9" x 22'10"

Dining room 19'6" x 8'3"

Kitchen 13'10" x 17'7"

Laundry room 12'4" x 7'11"

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