



# 37 Traders Cove Road Kelowna British Columbia

\$2,495,000

Waterfront home + beach cabin at water's edge! Nestled in the neighborhood of Trader's Cove, this beautiful waterfront property offers 90 ft. of pristine shoreline. Enjoy exceptional views of Okanagan Lake & the city lights from Kelowna. The 2-level main home sits above the waterfront & features an open-concept kitchen & living area with vaulted ceilings, & a cozy electric fireplace. The kitchen boasts newer quartz countertops, stainless steel appliances, & a spacious center island, creating a perfect gathering space. With 2 beds, 3 bath, a generous rec room (also a suite area) & ample storage, there's room for everyone. Step outside to a large lakeview balcony on the main level or relax on the covered deck below. Updates include: windows replaced 8 months ago, separate controlling mini splits in each room, new garage doors on double and the exit garage door, and roof replaced 4 years ago. Automatic blinds throughout. The guest/summer cabin, right at the water's edge, offers 1 bed, 1 bath, a kitchen, dining room, and a covered patio leading directly to the dock. Updates include: roof replaced 4 years ago and new Hardie board exterior. Property is surrounded by mature, fully irrigated landscaping with a variety of fruit trees. Two-car garage and a new licensed dock in 2018 equipped with a 4,000 lb lift and deep-water moorage. Enjoy seasonal or year-round living at this beautiful lakeside home. (id:6769)

|                               |                            |
|-------------------------------|----------------------------|
| Storage 20'1" x 14'10"        | Dining room 6'8" x 15'6"   |
| Storage 7'10" x 6'8"          | Bedroom 10'5" x 11'        |
| Storage 7'10" x 7'8"          | 5pc Bathroom 10'6" x 7'10" |
| Recreation room 29'1" x 15'4" | 2pc Ensuite bath 7'3" x 3' |
| 3pc Bathroom 10'6" x 11'2"    | Living room 9'10" x 13'10" |
| Den 46' x 7'6"                | Kitchen 12'6" x 14'        |
| Primary Bedroom 13'7" x 13'   | Dining room 9'10" x 7'2"   |
| Living room 18'5" x 15'5"     | Bedroom 12'0" x 11'0"      |

Listing Presented By:



Originally Listed by:  
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Kitchen 11'8" x 19'4"

Full bathroom 7'4" x 5'1"

Other 21' x 19'6"