



## 4163 Mahonia Drive Kelowna British Columbia

\$1,895,000

PRIVATE PARK-LIKE SETTING WITH POOL + LEGAL SUITE IN SOUTH EAST KELOWNA! Surrounded by nature on a 0.99-acre lot, this immaculate family home offers the perfect blend of indoor-outdoor living close to golf courses, wineries & recreation! Built for entertaining & ideal for families, the open floor plan includes 3 bedrooms upstairs, featuring a primary retreat with a 4-pc ensuite & walk-in closet. The main level has a spacious home office, a formal dining room, living room (high ceilings) & a cozy family room--both with gas fireplaces. The kitchen features a large island, SS appliances & a breakfast nook that opens up to a private back patio with a pergola, gas BBQ hookup, lounging spaces & ambient night lighting for magical evenings under the stars! Soak up the sun & enjoy the saltwater kidney-shaped pool with a waterfall feature overlooking your own private sanctuary with custom rock work & mature landscaping adjacent to ALR land! With infrastructure for an outdoor kitchen/change room, this property also offers RV parking & potential for a detached shop, complementing the massive 3-car garage + workshop area. Downstairs, a large rec room, storage area & legal 1-bedroom suite (over \$100k in value!), is perfect for in-laws or rental income. Find peace & quiet in a secluded setting while being close to local amenities, golf courses, 2.9km to Elementary School. Fast Possession Possible! The Seller is downsizing, and may consider a smaller home on trade + cash difference. (id:6769)

4pc Bathroom 9'11" x 5'4"  
4pc Ensuite bath 13'1" x 11'3"  
Bedroom 12'11" x 10'9"  
Bedroom 12'10" x 9'11"  
Primary Bedroom 16' x 14'1"

Storage 11'8" x 5'6"

Storage 9'6" x 13'3"

Other 4'1" x 11'8"

2pc Bathroom 7'1" x 5'6"

Den 14'11" x 11'0"  
Family room 16'0" x 16'11"  
Kitchen 10'4" x 19'0"  
Dining room 13' x 11'6"  
Living room 17'10" x 14'6"

Living room 15'8" x 12'7"

Full bathroom 8'5" x 9'11"

Dining room 10' x 13'5"

Kitchen 10' x 13'5"

Listing Presented By:



Originally Listed by:  
Macdonald Realty

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Laundry room 9'1" x 9'1"