



858 Douglas Road West Kelowna British Columbia

\$899,000

The Okanagan dream on the coveted West Kelowna Wine Trail. Welcome to 858 Douglas Road, a charming rancher with a full basement on an expansive 0.41 acre lot, just steps away from three of the region's beloved wineries: Mt Boucherie, Volcanic Hills and Beaumont. Have a glass and walk home under the stars, grab fresh fruit moments away, or unwind on your oversized covered front veranda overlooking the lake, orchard and mountain scenes. Inside, the main level offers two bedrooms, full bathroom, living room with wood fireplace and an updated kitchen featuring new countertops, sink, dishwasher, cooktop and Bosch double wall oven. Downstairs has a third bedroom, full bathroom, spacious rec room, flex den that could become a fourth bedroom and lots of storage. The fully fenced backyard is a rare find with room for a future pool, shop, carriage house, gardens, pets and play. There is a shed/workshop with power, hot tub (new cover) with gazebo, concrete patio with gazebo. Major upgrades deliver confidence and comfort of ownership including 200-amp service, roof, windows, gas furnace, A/C, gas hot water tank, new gutters with lifetime transferrable warranty, RV and boat parking with 50-amp power, ready for adventurers. Whether you are seeking a wine country retreat, family home with future possibilities, or a savvy investment with suite and Air BNB potential, this property embodies quintessential Okanagan living with stunning lake and mountain views and lots of parking. (id:6769)

Utility room 17'10" x 11'7"

Storage 6'4" x 15'

Full bathroom 7'10" x 5'6"

Bedroom 12'8" x 10'8"

Den 13'6" x 10'4"

Recreation room 19'9" x 12'8"

Other 15'10" x 17'4"

Mud room 5'9" x 8'11"

Full bathroom 5'9" x 8'11"

Bedroom 11'2" x 12'6"

Primary Bedroom 11'2" x 12'6"

Dining room 7'10" x 10'7"

Kitchen 12'5" x 10'7"

Living room 20' x 12'4"

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