

WELCOME TO:

3345 Merlot Court, West Kelowna, BC



Executive Rancher Walkout with Lake and Mountain View on a third of an acre, park like setting, oversized double garage plus RV parking, room for a pool. 3138 sq.ft., 4 bedrooms, 3 bathrooms. Within walking distance to Chief Tomat Elementary School.



Included:

All window coverings
Fridge
Stove
Dishwasher
Washer
Dryer
Satellite dish
Security System

PROUDLY PRESENTED BY:

Roma Niessen

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#14-1470 Harvey Avenue
Kelowna, BC
V1Y 9K8

Each Office Is Independently Owned And Operated



Features of the home:

Lot Size

80' front x 165' deep, 0.375 acre

Age

Built in 2003

Property Tax

\$ 3,382.00 in 2010 (before Homeowners Grant)

Main Level

1734 sq. ft.

Great Room	22'6" x 15'
Dining	14' x 11'
Kitchen	14' x 12'4"
Eating Area	12' x 12'
Master Bedroom	15' x 13'
Master-Ensuite	14' x 11'8"
Laundry	15' x 8'6"
Guest Bathroom	8'6" x 4'6"

Below Main Level

1404 sq. ft.

Family Room	22' x 18'
Bedroom 2	12'6" x 10'6"
Bedroom 3	12' x 10'
Bedroom 4	12'6" x 13'
Bathroom 3	9'8" x 6'
Media Room	13' x 9'
Storage Area	

Total Floor Area

3138 sq. ft.

Please Note: This prospectus is designed to provide prospective buyers an overview and general description of the listing. Although the information herein was received from sources we consider reliable, we do not represent that it is free from errors or omissions. Details and list price are subject to changes and may be withdrawn without notice. Prospective buyers should satisfy themselves to the accuracy of this information. All measurements are approximate.



Features of the home:

- Oversize double garage, separate doors 29' x 22'
- Mountain and Lake View
- Park like landscaping with flagstone patio
- Drip lines for 20-30 flower pots
- Storage shed
- Central air
- Pergola
- Speakers outside
- Backs onto Chief Tomat Elementary School
- Two play structures
- Large hidden side drive for all the toys
- Boats, RV, Snowmobiles parking





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Back of the House

Playground



Yard

