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Year Built: 1995 5 Bedrooms 5 Bathrooms + Studio

5499 square feet Parking: Double attached + driveway

Taxes: \$9,525.23 for 2022 **Lot Size:** 0.70 acre with 150' of lakeshore

MAIN LEVEL Full Bathroom

Master Bedroom 16'5 x 16'6 Laundry 7'4 x 9'2

Ensuite Bathroom

Full Bathroom

Bedroom

Kitchen

Bedroom

Living Room

Dining Room

Family Room

Master Bedroom 12'10 x 11'2 **Living Room** 14'10 x 19'5

Ensuite Bathroom Dining Room $11'4 \times 6'7$

Kitchen 15'5 x 9'3

LOWER LEVEL

Wine Cellar 11'2 x 18'1

Rec Room 30'2 x 15'7

Full Bathroom

Bedroom 15'3 x 16'1

Ensuite Bathroom

Laundry 10'5 x 16'3

Studio In-Law Suite





13'11 x 11'6

16'3 x 16'11

11'6 x 10'5

11'9 x 13'5

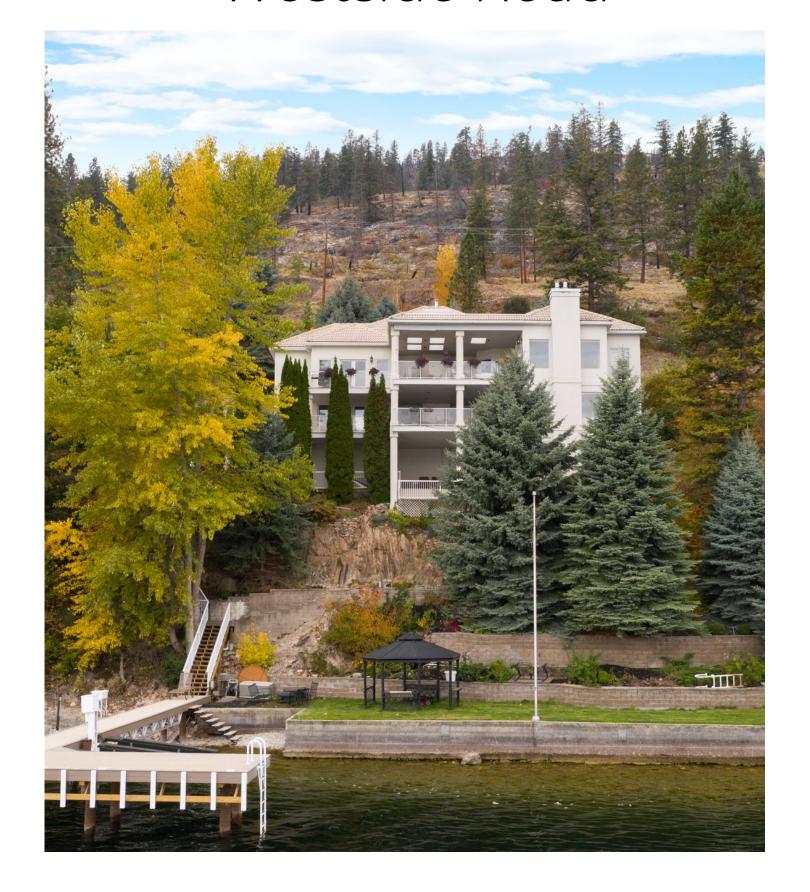
19'5 x 14'11

12'9 x 12'3

The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



4069 Westside Road



Property Features A rare offering- .7 acres of lakeshore living

- This private estate features a new dock, 150 feet of level lakeshore with green space and a multi-functional home
- This is the ultimate package and an excellent floorplan including a self-sufficient in-law suite plus a separate studio suite- endless opportunities await for the next owner
- You are welcomed inside by soaring ceilings and oversized windows highlighting the incredible view
- The sprawling main floor includes four bedrooms and three brand new luxury bathrooms
- The kitchen is perfectly positioned to enjoy the view and flows seamlessly to the dining nook, formal dining room and family room with a fireplace
- The expansive semi-covered deck will be cherished after a day on the lake, admiring the quiet, serene surroundings
- The primary bedroom affords the lake view and includes a fully renovated spa-like ensuite
- The lower level is bright with incredible views and functions as a self-sufficient in-law suite or the ideal space for a growing family or visiting guests
- On the secondary lower level is a completely separate studio with a kitchenette and full bathroom
- The new deep dock is equipped with two boat lifts in the crystal clear waters of Lake Okanagan
- This incredible home includes an abundance of parking options for all your needs in a gated community of executive homes
- Only a short distance to West Kelowna and Downtown Kelowna amenities while avoiding speculation tax- this is a must-see!









Formal Living Room



Primary Bedroom



Lower Level Family Room



Formal Dining Room



Completely Renovated Primary Ensuite



Lower Level In-Law Suite Full Kitchen

