

3908 Bluebird Road

Year Built: 2006 *Substantially renovated

4,610 square feet

Taxes : \$34,578.20 2024

5 Bedrooms 5 Bathrooms

Parking: Triple garage and oversized driveway

Lot Size: 0.39 ACRES

67 Feet Private Waterfront

Zone: MF1

- Dock with boatlift and two jet ski lifts
- Gated with new garage doors

MAIN LEVEL

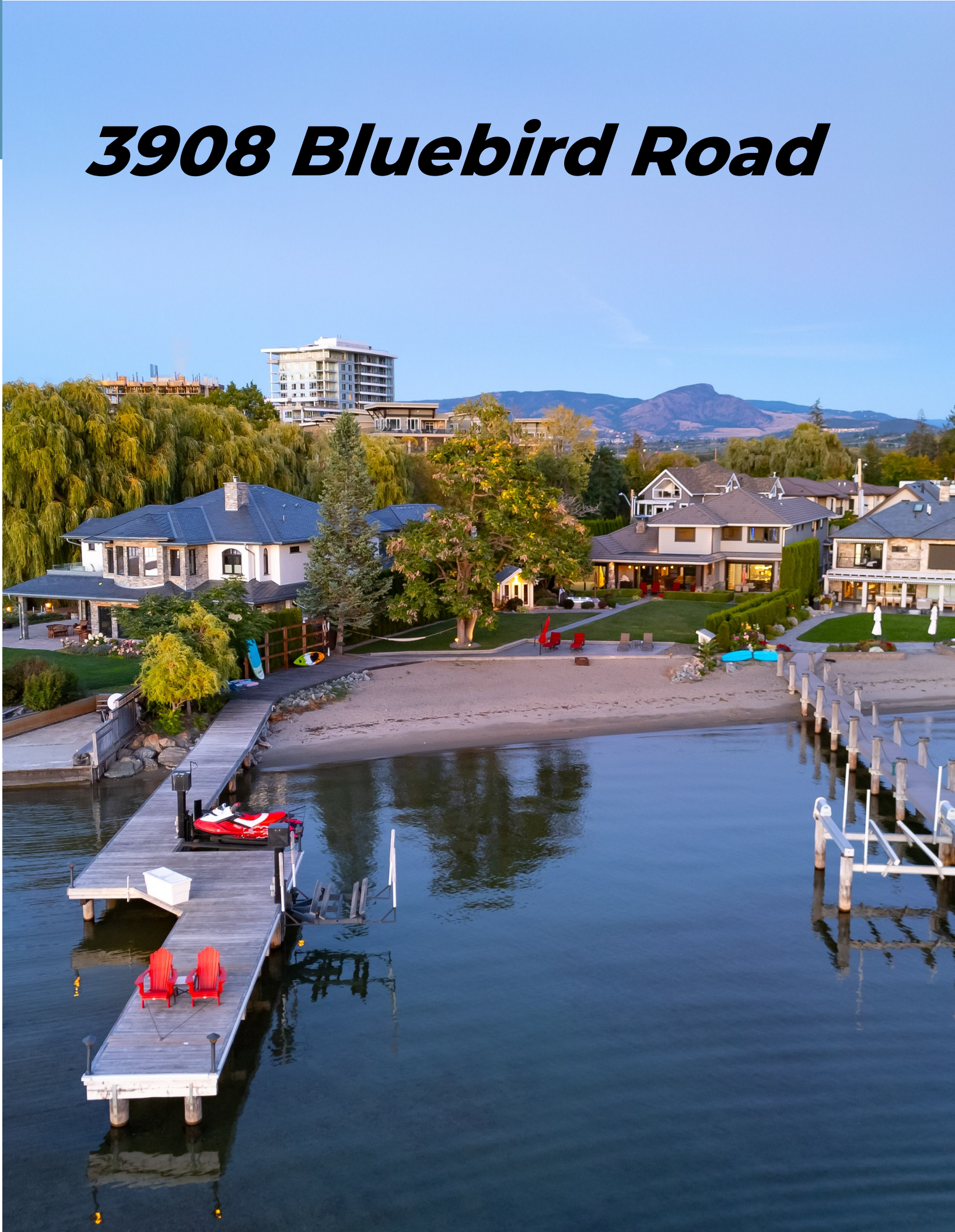
Laundry	14'8 x 10'0
Primary Bedroom	15'11 x 14'11
Ensuite Bathroom	
Mud Room	10'3 x 8'11
Half Bathroom	
Pantry	11'0 x 6'0
Living Room	25'8 x 21'11
Kitchen	22'0 x 16'4
Dining Room	13'11 x 16'11
Office	12'10 x 15'9
Half Bathroom	

UPPER LEVEL

Rec Room	36'8 x 15'8
Storage	5'11 x 9'11
Full Bathroom	
Bedroom	16'8 x 9'11
Bedroom	9'8 x 10'2
Bedroom	15'8 x 9'11
Full Bathroom	
Bedroom	9'8 x 10'0
Outdoor Sauna	5'4 x 7'3



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.



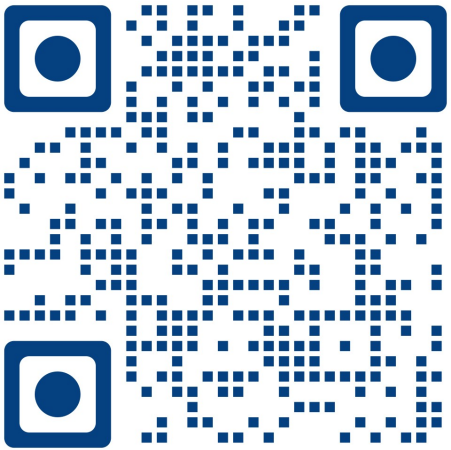
First Impressions Do Not Disappoint

Experience luxurious living in one of Kelowna's most coveted neighborhoods. Every detail of this executive home has been carefully crafted with precision and thoughtful detail



Positioned near esteemed schools, parks & cycling routes, this property encapsulates the essence of luxury & tranquility, making it an exclusive retreat for those who seek an elevated lakeside lifestyle.

Scan the QR code to unlock an exclusive look into this property, revealing detailed floorplans and more. Your dream home awaits just a click away!



Incomparable Location

Enjoy privacy, & flat green space.

If a pool is desired– the option is certainly possible



The outdoor haven includes 67 feet of lakefront and sandy beach

Enjoy the cooler seasons in comfort with built-in outdoor heaters on the patio



Crystal clear waters surround the dock complete with a boat lift & two jet ski lifts



The principle living areas are designed to be open and extend naturally to the outdoor spaces and beach, creating a connection between the indoors and the beautiful lakeshore



Updated Lake View Kitchen

- **Gourmet Chef's Kitchen:** This culinary haven is anchored by a large, statement-making island with white, custom cabinetry and stone countertops designed to inspire the creation of gourmet meals
- **High-End Appliances:** Professional-grade appliances, including a gas cook top, two dishwashers, two sinks, & a dual wall oven
- **Panoramic Lake Views:** Enjoy the stunning, uninterrupted lake views through the large windows & doors, a scenic backdrop to everyday living and grand-scale entertaining
- **Sophisticated Open-Concept Design:** Experience the seamless flow from cooking to dining to relaxation, with a spacious layout that caters to both lively social gatherings and peaceful moments of solitude
- **Luxurious Lighting:** Custom, hand picked lighting across the space, highlighting the notable detail and complementing the natural light
- **Rich Hardwood Floors:** The deep hues of the hardwood floors add a layer of warmth and luxury
- **Indoor-Outdoor Living:** A fluid connection to outdoor spaces via large sliding doors & brand new folding Nano doors encourages al fresco dining and effortless entertainment, blending the home's interior luxury with the splendor of nature



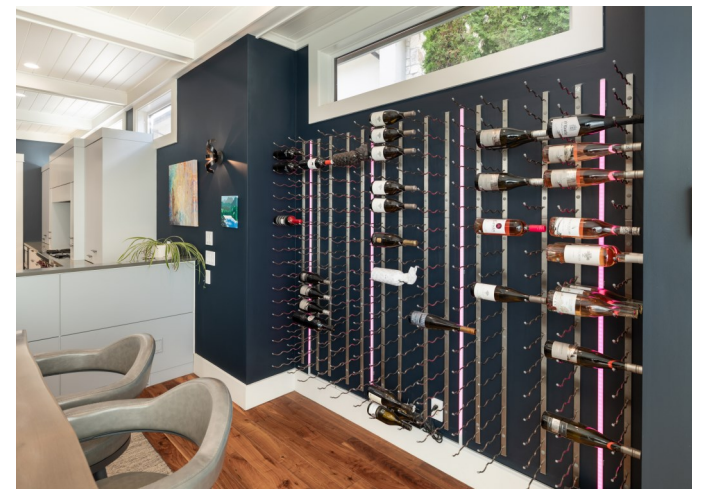
Spa-Inspired Design

The primary ensuite includes a seamless glass walk-in rain shower, large soaker tub, heated flooring, an enormous walk-in closet and a brand-new, custom double vanity



Tailored To Perfection

Experience luxury living at its finest with a lake view primary bedroom including heated flooring throughout & a private patio with easy access to the hot tub & sauna



Desirable Floor Plan



- The main floor living room is perfectly positioned to enjoy the lake view while watching a movie or warming up by the fireplace
- New nano doors open to the expansive patio with an electronic sun shade and heaters for cooler evenings
- Brilliantly designed with two guest bathrooms on the main floor plus a multi-purpose office or 6th bedroom
- Spacious laundry mud room with ample cabinetry and a sink



Versatile Upper Level



- The bonus room is the perfect multi-purpose space that can be customized to your wants & needs
- Sought-after layout with four bedroom options, either with an ensuite or convenient access to a lavish bathroom

