

# \$1,492,000 - 3750 West Bay Road Unit# 9, West Kelowna

MLS® #10362322

**\$1,492,000**

3 Bedroom, 3.00 Bathroom, 1,112 sqft

Single Family on 0.03 Acres

Lakeview Heights, West Kelowna, British Columbia

Boucherie Beach: Your Okanagan Lakefront Escape Welcome to Boucherie Beach, where lakefront living meets pure relaxation! I'm thrilled to introduce you to one of just 35 exclusive, detached cottages in this premier destination. This is a rare opportunity to own a piece of paradise on FREEHOLD LAND, with 350 feet of sandy beach right on the shores of Okanagan Lake. This cottage is designed to feel like your own personal sanctuary. The interior is a breath of fresh air, with beautiful beachy tones and nautical touches throughout. You'll love the boat slip and lift that come with the home—perfect for a day out on the water. Step inside and feel the cool relief of the central A/C. The home features soaring 9-foot ceilings and durable vinyl plank flooring. The kitchen is a dream with custom wood cabinets, soft-close drawers, and stunning quartz countertops. The main floor is all about easy living, with an open-concept kitchen, dining, and living area, plus a convenient half bath. Upstairs, you'll find the serene master bedroom with a luxurious 3-piece ensuite and a private balcony—the perfect spot for your morning coffee. There are also two additional bedrooms, a main bathroom, and a laundry area, so everyone has their own space. Getting here feels like a true escape, as you drive down the private access road surrounded by a peaceful vineyard and wide-open green spaces. The community is thoughtfully designed in a "U" shape to maximize views



and create a lush, green oasis for residents. This is the kind of place where kids can be kids. They can run free and enjoy the heated outdoor pool, hot tub, and the fireside fun at the beachside fire pit. The private dock and anchored swim raft offer endless hours of swimming and fun in a safe, gated community. This cottage isn't just a homeâ€”it's a lifestyle.

(id:6289)

Built in 2015

**Essential Information**

Listing #	10362322
Price	\$1,492,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,112
Acres	0.03
Year Built	2015
Type	Single Family
Sub-Type	Strata
Style	Cottage

**Community Information**

Address	3750 West Bay Road Unit# 9
Subdivision	Lakeview Heights
City	West Kelowna
Province	British Columbia
Postal Code	V4T2B8

**Amenities**

Amenities	Golf Nearby, Park, Schools, Shopping, Cable TV, Whirlpool
Utilities	Electricity, Natural Gas, Water
Features	Level lot, Private setting, One Balcony
Parking Spaces	1
View	Lake view, Mountain view
Is Waterfront	Yes

Waterfront	Waterfront on lake
Has Pool	Yes
Pool	Inground pool, Outdoor pool

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Gas, Microwave, Washer
Heating	Electric Baseboard heaters, In Floor Heating, Heat Pump, See remarks
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2

### Exterior

Exterior	Other
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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