



KYLE B. JANZEN
REAL ESTATE



3969 CAMANO ROAD

WEST KELOWNA

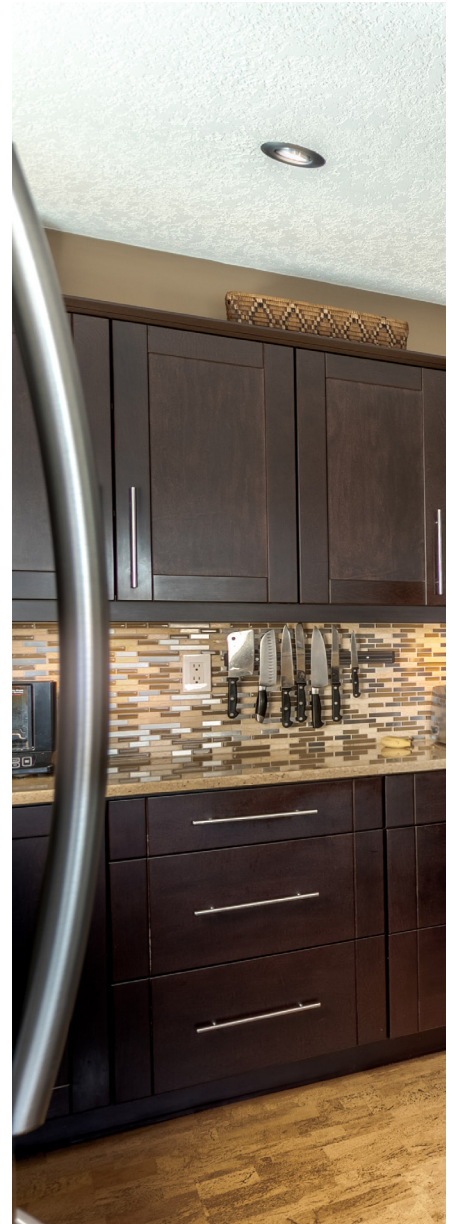
3 BEDROOMS | 3 BATHROOMS | 2537 Sq. Ft



Welcome to 3969 Camano Road! This beautiful walk-out rancher is located on the highly desirable Pritchard Canals in West Kelowna. This incredible property is perfectly positioned on a 0.206 ac sac and features 113' of frontage on the canal, with direct access to Lake Okanagan! On the main level, you will find a formal dining room, living room, master bedroom with 3 piece en-suite and a bathroom. In the basement, you will find a third bedroom, bathroom, living room, media room with full wet bar (4th bedroom could be added in basement). Outside features include a double car garage, boat dock, a fully landscaped yard with black iron fencing. Located within walking distance to Pritchard Park and to several of the best wineries in the Okanagan, including Mission Hill, Quail's Gate, and The Hat. So much to offer! Proudly marketed by Kyle B. Janzen Real Estate with Sage Executive Group.



rable and sought after
acre lot in a quiet cul-de-
sain level you will find beau-
tiful stainless steel applianc-
e and a second bedroom.
kitchen, bar, and laundry room
with storage, RV parking and
Hatch this property has so



MAIN LEVEL

- Kitchen
- Breakfast Nook
- Dining Room
- Living Room
- Master Bedroom
- En-suite
- Bedroom
- Bathroom
- Balcony
- Deck & Walk Way

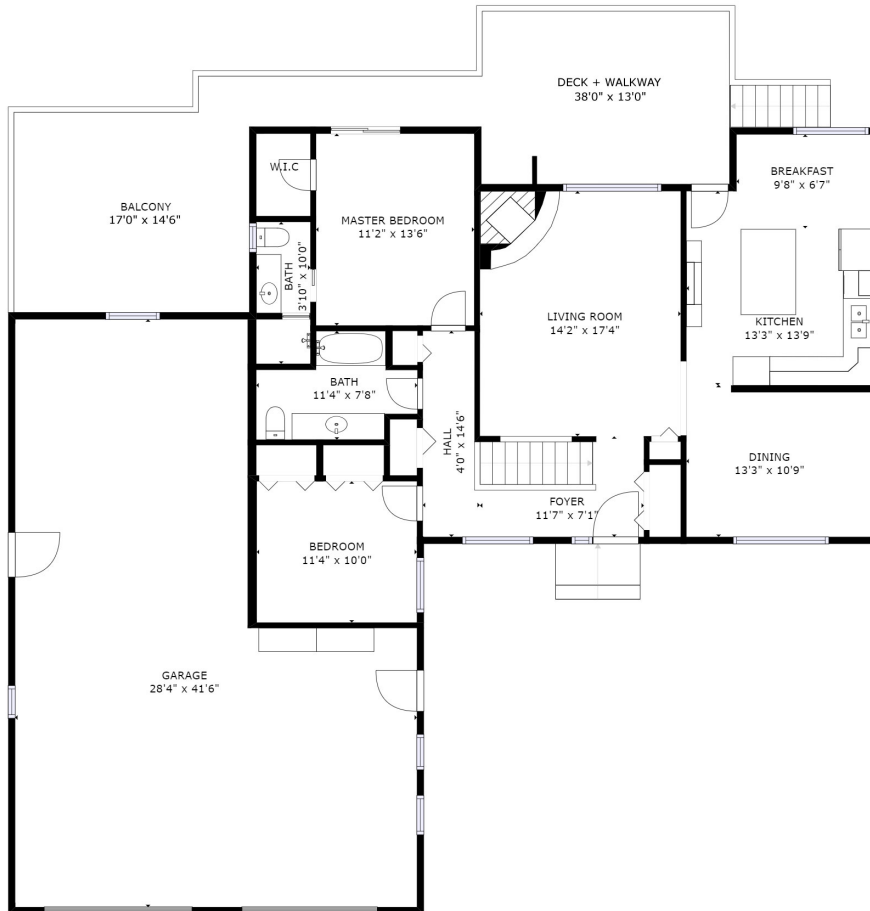


BASEMENT

13'3" x 13'9"
 9'8" x 6'7"
 13'3" x 10'9"
 14'2" x 17'4"
 11'2" x 13'6"
 3'10" x 10'0"
 11'4" x 10'0"
 11'4" x 10'0"
 17'0" x 14'6"
 38'0" x 13'0"

Bedroom
 Recreation Room
 Media Room
 Bathroom
 Laundry
 Storage
 Porch

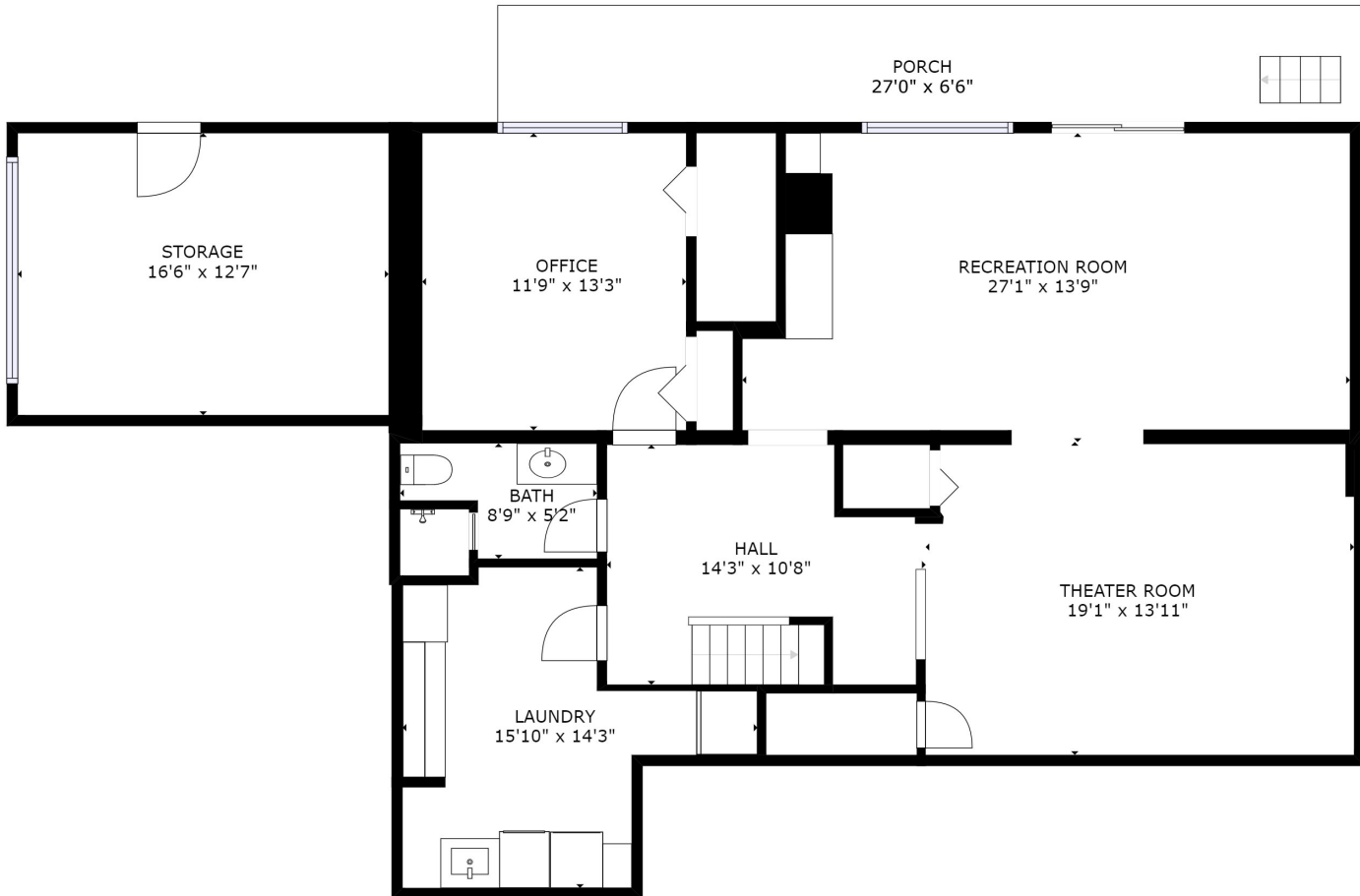
11'9" x 13'3"
 27'1" x 13'9"
 19'1" x 13'11"
 8'9" x 5'2"
 15'10" x 14'3"
 16'6" x 12'7"
 27'0" x 6'6"



GROSS INTERNAL AREA
 FLOOR 1: 1264 sq ft, FLOOR 2: 1273 sq ft,
 EXCLUDED AREAS: GARAGE: 916 sq ft,
 DECK + WALKWAY: 273 sq ft,
 BALCONY: 247 sq ft, PORCH: 175 sq ft,
 STORAGE: 206 sq ft,
 TOTAL: 2537 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 1264 sq ft, FLOOR 2: 1273 sq ft,
 EXCLUDED AREAS: GARAGE: 916 sq ft,
 DECK + WALKWAY: 273 sq ft,
 BALCONY: 247 sq ft, PORCH: 175 sq ft,
 STORAGE: 206 sq ft,
 TOTAL: 2537 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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