

**#4 3220 Hilltown Drive**  
Kelowna, BC V1V 0C6



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**MLS# 10223985**



**\$799,900**

**3 Bedrooms | 3 Bathrooms**

Welcome to Phase 1 at Hillside Terraces at McKinley Beach w/ stunning lake & mountain views. Urban design 3 level living at it's finest, TRIPLE garages (one side is tandem), high end finishings & full appliance package. Vinyl plank, tile & carpet flooring throughout. Upstairs hosts 3 bedrms with a 4 pce ensuite & walk in closet in the master bedroom + 2 additional bedrooms, full bathroom & laundry. The open concept main floor features a custom kitchen w/quartz counters, island, pot lighting, pantry & access to rear terrace. The open dining area & living room offer oversized windows, electric fireplace & a powder room. Enjoy the views of Okanagan Lake & the mountains from the glass railed front deck. The walk-in lower level is complete with foyer, mechanical room & the triple garage. McKinley Beach Community offers marina, boat slips can be rented (if available), outdoor gym, beach, hiking trails + more! Annual user fee .0015 of BC Assessed Value. Strata fee is anticipated @ \$200/m once development is complete. 1 dog, reasonable # of cats. No restriction on size/breed. The Zoning allows short term rentals as a PRIMARY USE here (rare as you don't need to live here) & no strata bylaw restricting rentals. Live in this amazing new community or use as a rental property. 4 mins to Lake Country for shopping & Close to YLW & 15 mins to Downtown Kelowna.



**Louise Levesque**  
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For full listing details, please scan:

