



## 385 Froelich Road Kelowna

RN - Rutland North

# \$479,900

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TEAM HAMER-JACKSON IS PROUD TO OFFER this pristine one level 3 bedroom 2 bathroom rancher with many updates including all new PEX plumbing and move in ready! Cute house easy to maintain on a large flat fully fenced lot with huge backyard complete with lane access perfect for shop, pool, veggie garden & for the kids and dogs to roam. Clean, bright with laminate flooring and carpets in the bedrooms. Updated bathrooms, maple shaker style kitchen with soft close drawers, sliding glass door straight out to the yard. Large living room, spacious laundry with sink and access to the single garage. Cement 3ft crawl space that offers some storage. Central air, ceiling fans, underground irrigation. Nice front yard space as well partially fenced. Nice quiet area with no neighbors across the street. Walking distance to transit & all the amenities of the growing Rutland Town centre, Plaza 33 Shopping Centre, Willow Park Shopping Centre, Rutland Centennial Park, Rutland Lions Park, Ben Lee Park, Rutland Middle School, Rutland Secondary, YMCA, a number of coffee shops, restaurants and personal services. Award-winning Big White Ski Resort is under 45 minutes away. UBC Okanagan is also a short 12-Minute bus ride away. Great home for retirees, students, couple, hobbyist that wants to build a shop or small family. Great holding property as lots growth happening in the area with future M...



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