



## 4300 44TH Avenue 109 Osoyoos British Columbia

\$599,900

LAKE & POOL VIEW townhome at Village on the Lake in Osoyoos! This fully furnished 3-bedroom, 3-bathroom townhouse offers a rare blend of lifestyle and flexibility in the South Okanagan. A true turn-key property, this complex is one of the few in Osoyoos that allows rentals without requiring it to be your primary residence, making it an excellent option for part-time owners or investors. (Owner has boat slip #102 available separately.) The main floor features an open-concept kitchen with granite countertops, spacious living and dining areas with hardwood flooring, an electric fireplace, and a 2-piece bath with laundry. A new door to the deck enhances indoor-outdoor flow, leading to a large deck overlooking Osoyoos Lake and the pool—ideal for entertaining or relaxing. The lower level hosts the primary suite with a 3-piece ensuite and a private 15' x 6' patio with serene lake and pool views. Two additional bedrooms and a full 4-piece bathroom provide ample space for family or guests, with updated carpets completed in 2024 adding comfort and a fresh feel. Resort-style amenities include private waterfront access, boat dock, outdoor pool, hot tub, and exercise room. Whether used as a full-time residence, vacation getaway, or income-generating investment, this property offers unmatched flexibility. Conveniently located near downtown Osoyoos, walking trails, recreation, and golf. All measurements approximate; buyer to verify. (id:6769)

Living room 12'6" x 11'0"

Kitchen 11'0" x 10'0"

Dining room 9'6" x 8'6"

Den 8'6" x 7'6"

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 12'0" x 12'0"

5pc Ensuite bath Measurements not available

Bedroom 9'6" x 9'6"

Bedroom 10'3" x 9'3"

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