



## 1188 Houghton Road 114 Kelowna British Columbia

**\$744,900**

Welcome to this beautifully maintained detached home in a quiet 55+ gated community of just 34 residences. Approx. 2,700 sq. ft. of comfortable living space, this home features 2 bedrooms plus a den that could easily serve as a third bedroom, along with 3 full bathrooms. The primary bedroom is conveniently located on the main floor, complemented by hardwood floors throughout the main living areas. Enjoy both a large living room and a cozy family room. Both have a gas fireplace and perfect for entertaining or relaxing. Kitchen features gas stove, SxS fridge, pantry, & stainless steel appliances. The private backyard offers a peaceful retreat, while the double garage and long driveway provide ample parking for guests. Laundry is on the main floor. This home also offers plenty of storage and low strata fees of just \$175/month, making it an excellent choice for those seeking comfort, space, and community. Pets are welcome (1 cat or small dog, up to 15" at shoulder). Located within walking distance to parks, shops, pharmacy, and public transit, this home blends lifestyle and location seamlessly. Don't miss this opportunity to live in one of Rutland's most desirable gated communities.

All measurements taken from I-guide. (id:6769)

Workshop 8'8" x 14'9"

Office 10'10" x 8'6"

Recreation room 20'7" x 34'1"

3pc Bathroom 8'11" x 4'11"

Utility room 8'2" x 6'5"

Bedroom 13'4" x 12'3"

Storage 5'10" x 6'8"

Den 9'11" x 15'9"

Laundry room 7'7" x 5'5"

4pc Ensuite bath 10'6" x 8'

Primary Bedroom 10'11" x 14'

Dining room 18'9" x 9'7"

Kitchen 11'6" x 11'1"

Living room 17'2" x 14'8"

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