



## 1651 Lynrick Road 117 Kelowna British Columbia

\$548,900

IMMACULATE 2 Bedroom 3 Bathroom Townhome at The Gate in Black Mountain --where comfort & affordability come together. Tastefully updated throughout and move-in ready, this three-level home offers a traditional, functional layout with an open-concept main floor. Tandem double Garage. One of the Best locations in the complex, backing directly on the large grassed and treed Greenspace. Enjoy your morning coffee and shaded supper BBQ with the Beautiful Quiet Southern view from your covered veranda. Easy maintenance Laminate through main living areas, and lovely plush berber carpets on stairs and up in bedrooms. Warm white paint gives a modern classy feel. Large kitchen features stainless steel appliances, subway tile backsplash, and island. Eating area off Kitchen. Direct outdoor patio access on main for your enjoyment. Main floor 2 piece bathroom with pedestal sink. Upstairs, two generous bedrooms each boast a private full ensuite (3 piece and a 4 piece) an ideal setup for privacy. Tons of storage options in the tandem garage. Central air conditioning, built in vacuum. Live moments from trails, Black Mountain Golf & Country Club, and just 30 minutes to Big White. Shopping, restaurants, and everyday amenities are minutes away. Professionally managed, low strata fees and ongoing maintenance. Location location, location...don't miss this one! Note: SqFt size Measurements from iGuide exterior measurements and room scans, verify if nb. Quick Possession possible! (id:6769)

3pc Ensuite bath 8'1" x 8'

Bedroom 12'10" x 12'

4pc Ensuite bath 8'2" x 6'7"

Primary Bedroom 12'9" x 13'5"

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