



1201 Cameron Avenue 180 Kelowna British Columbia

\$689,000

RARE WATERSIDE RANCHER - A PEACEFUL RETREAT IN SANDSTONE 55+ ADULT COMMUNITY! Backs onto TRANQUIL STREAM. This bareland strata home (YOU OWN YOUR LOT) enjoys one of the most peaceful settings in the community. What truly sets it apart is the ENCLOSED SUNROOM and private patio overlooking the soothing waterscape, allowing you to enjoy the sounds of nature while extending your outdoor living season. TWO GAS FIREPLACES provide warmth and comfort. This ONE-LEVEL RANCHER offers over 1,400 SQ.FT. of living space with 2 BEDROOMS, 2 BATHROOMS, and a SINGLE CAR GARAGE (21'9" L x 11' W x 8'6" H). The spacious primary suite features a LARGE BAY WINDOW with picturesque water views, a WALK-IN CLOSET, and a 4-PIECE ENSUITE. Elegant CROWN MOULDINGS and WAINSCOTING add timeless character and charm throughout the home. Enjoy peace of mind with PEX PLUMBING (NO POLY-B), a NEWER ROOF, NEWER AIR CONDITIONING, EXTRA ATTIC INSULATION, and SOME UPDATED WINDOWS. Embrace one of Kelowna's PREMIER RETIREMENT LIFESTYLES with access to a TOP-TIER CLUBHOUSE featuring indoor and outdoor pools, hot tub, library, games room, dance floor, expansive patio, and a full calendar of weekly social activities. RV PARKING is available for those who love to travel. Conveniently located just minutes from Guisachan Village, Kelowna General Hospital, shopping, Starbucks, and everyday amenities, you'll have everything you need close to home. Pet friendly with 1 DOG OR 1 CAT permitted (size restrictions apply). (id:6769)

Family room 16' x 14'

Dining room 10'9" x 7'

Other 5'6" x 20'

Sunroom 7'6" x 14'

Living room 12'9" x 15'

Kitchen 10' x 11'

Other 21'9" x 11'

Laundry room 11' x 7'

3pc Bathroom 6'5" x 6'

Bedroom 11' x 12'

4pc Ensuite bath 6'6" x 9'

Primary Bedroom 11' x 12'

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://www.jrfamilyrealtors.com/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.