



2330 Butt Road 192 Westbank British Columbia

\$594,900

PRE-PAID LEASE! Welcome to Sun Village, a desirable 45+ gated community in the heart of Westbank. This bright and spacious 2-bedroom, 2-bath rancher offers comfortable living with a thoughtful, wheelchair-accessible layout throughout. Step inside to find large windows, 3 skylights, and tasteful updates including laminate flooring, baseboards, trim, light fixtures, and fresh paint (2023). The kitchen features a newer fridge and gas range, and the cozy living room is highlighted by a gas fireplace. The primary suite includes a jetted safety tub, a walk-in closet, and an ensuite designed for accessibility. Additional features include a double garage, bay window breakfast nook, and an 8' covered patio awning--perfect for enjoying summer BBQs rain or shine. The roof, furnace, and hot water tank were replaced approximately 8-9 years ago. Sun Village residents enjoy fantastic amenities: a clubhouse, indoor pool, hot tub, pool tables, library, gym, communal kitchen, and event rental options. Centrally located and walking distance to groceries, pharmacies, restaurants, and shops--you'll love the convenience and community feel. Pets: Up to 2 dogs permitted with a height restriction of 20".

All pets must be approved by the strata. Quick possession available. (All measurements from iGuide.) DOES NOT BACK ON TO BUTT RD. (id:6769)

Other 19'2" x 22'7"

Laundry room 12'9" x 8'3"

3pc Bathroom 7'10" x 7'5"

Bedroom 10'11" x 10'1"

4pc Ensuite bath 7'5" x 9'10"

Primary Bedroom 11'8" x 20'4"

Family room 11'7" x 13'6"

Dining nook 9'11" x 9'7"

Kitchen 14'6" x 8'5"

Dining room 13' x 12'7"

Living room 14'4" x 12'1"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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