



## 2125 Burtch Road 210 Kelowna British Columbia

\$639,000

Spacious, updated and centrally located! Bike and walk to everything with this 4 bedroom, 3.5 bathroom townhome in the heart of Kelowna! Spread over 3 levels, this townhome offers approx 1,800 sqft of living space with ample storage and parking! The main floor has been thoughtfully updated with a modern kitchen featuring stainless steel appliances, a gas range and a large island that anchors the space for entertaining. It flows into the dining and living areas centred around a decorative fireplace with direct access to a private sundeck that steps down to common green space. A powder room completes the level while upstairs offers a 4-pc bathroom and 3 bedrooms, including a spacious primary bedroom with a walk-in closet, 3-pc ensuite and its own balcony access! The lower level adds flexibility with a layout ideal for in-laws, room mates or extended stays. It includes a rec room, wet bar, bedroom, 3-pc bathroom, laundry with sink + additional storage space. Pet friendly & perfect for families, Burtch Estates features a pool and sports court, lots of greenspace and the exteriors have been updated. Off the carport is a storage space for bikes & the current owner has also added attic insulation to improve comfort & energy efficiency. Located in one of Kelowna's most connected pockets, this townhome is just 700m to the Landmark District and Farmer's Market, 1.3km to the new Parkinson Recreation Centre (under construction) & mins to KGH, Capri, Orchard Park, Pandosy & Munson Pond! (id:6769)

Bedroom 12'5" x 9'3"

Bedroom 8'11" x 12'2"

4pc Bathroom 4'11" x 8'9"

Primary Bedroom 10'11" x 11'10"

3pc Ensuite bath 7'5" x 5'3"

Utility room 5'6" x 12'2"

Recreation room 11'0" x 12'0"

Bedroom 7'11" x 9'4"

3pc Bathroom 8'5" x 4'11"

Other 12'11" x 4'11"

Living room 12'2" x 16'4"

2pc Bathroom 4'5" x 5'1"

Dining room 8'1" x 9'6"

Kitchen 8'1" x 11'0"

Listing Presented By:



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