



# 1260 Raymer Avenue 308 Kelowna British Columbia

\$549,000

Welcome to Sunrise Village, a sought after 45+ community in the heart of Kelowna. This well-kept rancher offers the ease of single-level living in a location that has everything close at hand. Guisachan Village, KGH, Pandosy Centre, transit, and medical offices are all within easy reach. The large living room is anchored by a gas fireplace and opens naturally into the kitchen with white cabinetry and stainless appliances. A sunroom off the dining area adds bonus living space and connects easily to the private backyard patio, shaded by mature trees. The primary bedroom has an ensuite, the second bedroom is fitted with a Murphy bed, and the large laundry room is a bonus. The double garage features a workbench for anyone who likes to keep busy, with 2 outdoor sheds for extra storage. Community amenities include a clubhouse, outdoor pool, year-round hot tub, fitness room, billiards, library, and common kitchen, with RV parking available pending availability. No PTT or Speculation Tax. Hot water tank replaced in 2023, Furnace replaced in 2019. This is a home and a lifestyle worth seeing in person. Book your showing today! (id:6769)

- Sunroom 11'4" x 9'10"
- Laundry room 8'5" x 6'2"
- 4pc Bathroom 6'5" x 8'1"
- 3pc Ensuite bath 4'11" x 8'1"
- Bedroom 11'9" x 11'

- Primary Bedroom 11'9" x 14'7"
- Kitchen 10'4" x 12'10"
- Dining room 13'3" x 11'3"
- Living room 13'2" x 25'7"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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



Royal

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