



## 640 Main Street 309 Okanagan Falls British Columbia

\$500,000

Beautifully maintained lakefront top-floor 2 bed, 2 bath condo offering peace of mind with numerous updates and access to a private beach with dock on Skaha Lake. Enjoy relaxing on your covered west-facing patio overlooking the lake, while inside features a stylish 2015 renovation with updated cabinets and flooring, fresh paint in 2022, and a reliable HVAC system with two ductless splits and central air (2021). Recent upgrades include a new hot water tank and pressure valves (2025), new glass in the second bedroom and patio doors, and a window replacement scheduled for the primary bedroom this year. The strata has completed major improvements: guest suite renovation (2024), new fire alarm panel (2024), resurfaced parking lot and drains (2024), aluminum soffits in carports (2022), beach grading and drainage (2022), and a new tar roof and shingles (2021). Includes one parking space and storage locker. Average utilities: electricity approx. \$175/month, gas approx. \$45/month. Located in quiet Okanagan Falls with beautiful Skaha Lake access, this home is part of a proactive and well-cared-for community. Contact the listing agent to view! (id:6769)

4pc Bathroom 11'10" x 8'3"  
Bedroom 11'3" x 10'9"  
3pc Ensuite bath 11'10" x 6'7"  
Primary Bedroom 13'8" x 13'3"

Kitchen 14'11" x 13'5"  
Dining room 13'5" x 7'2"  
Living room 14' x 13'6"

Listing Presented By:



Originally Listed by:

Royal LePage Locations West



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 MLS®, 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.