



2330 Butt Road 330 Westbank British Columbia

\$725,000

****LEASE FULLY PAID**** Welcome to 330-2330 Butt Road, a spacious rancher with basement in Sun Village, one of West Kelowna's most central and peaceful 45+ communities, where shops and restaurants are just steps away and Okanagan Lake is only a short drive. Renovated in 2006, the home welcomes you with hardwood flooring throughout the main level and a kitchen finished with granite countertops, pot lighting, an island, stainless steel appliances, an undermount sink, and shaker cabinetry offering generous storage. A gas fireplace warms the adjoining family room, which opens onto a large extended patio backing onto the waterscape, a lovely spot to slow down and take in the view. The primary suite shares that same peaceful backdrop and includes a large walk-in closet along with a 4-piece en suite, while a second bedroom with built-in shelving and a full 4-piece bathroom complete the main floor. Downstairs, the full basement adds two more bedrooms and a full bathroom, bringing the home to four bedrooms and three bathrooms in total, along with a workshop with cold storage and a handy bonus storage room. A built-in vacuum, water softener, and double car garage round out the extras, and updates include the roof (2014), furnace (2012), HWT (2018), AC (2021), poly-B (2022) and washer and dryer (2017). With close to 2,100 sq ft of finished living space and a location that's hard to beat, this home is perfect for those downsizing from a large home, but who still want space for hobbies & workshop. Sun Village's amenity-rich clubhouse is the heart of the community, with a year-round indoor heated saltwater pool, hot tub, fitness center, billiards room, library, craft rooms, and a banquet hall for social gatherings. Come and enjoy comfortable, low-maintenance living in one of West Bank's most convenient settings. (id:6769)

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4pc Bathroom 5' x 10'1"

Primary Bedroom 22'7" x 11'8"

Bedroom 17'9" x 10'1"

Family room 13'2" x 11'9"

Bedroom 18'10" x 10'11"

Dining nook 8'1" x 9'10"

Mudroom 9'1" x 6'1"

Kitchen 11'5" x 11'4"

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4pc Bathroom 7'7" x 7'10"

Bedroom 9'4" x 10'10"

4pc Ensuite bath 9'11" x 7'6"

Dining room 11'2" x 13'7"

Living room 13'8" x 14'4"