



2098 Boucherie Road 36 West Kelowna British Columbia

\$348,800

This beautifully maintained, like-new home is located in a serene, quiet neighborhood just across the road from Okanagan Lake and the popular Gellatly Bay waterfront walk. Offering 1350 sq. ft. of bright, open living space, it features two spacious bedrooms and two full bathrooms. A large front porch and welcoming foyer lead into a generous living room with a built-in gas fireplace and custom cabinetry. The open kitchen boasts stainless steel appliances, ample counter space, and a generous eating area that comfortably fits a full-sized dining table -- perfect for hosting family and friends. The primary bedroom is a relaxing retreat, complete with a bright ensuite that includes a custom walk-in shower, double sinks, and a skylight. A second full 4-piece bathroom is conveniently located near the large guest bedroom. Just off the living area, a flex room with a barn door serves as a perfect home office, studio, or den, with abundant natural light from the large window and sliding glass door. Additional features include a spacious laundry room with side-by-side washer and dryer, and a private, fully fenced backyard oasis with a covered porch, patio, gazebo, professional landscaping, underground irrigation, newer 9 x 11 shed, and dedicated planting areas. Back lane access allows for four parking spaces, and there's a covered workbench area ideal for gardening, plus extra covered storage. The front driveway provides even more parking, and the carport can accommodate a small vehicle or motorcycle. This move-in-ready home is just minutes from shopping, dining, golf courses, beaches, and walking trails. A must-see property that reflects true pride of ownership. (id:6769)

Other 9' x 11"

Other 8' x 7'8"

Storage 15'8" x 5'4"

Den 10'4" x 7'9"

Laundry room 8'8" x 7'7"

Bedroom 10'6" x 7'7"

4pc Ensuite bath 5'0" x 13'3"

Primary Bedroom 12'1" x 12'11"

Living room 28'2" x 14'3"

Dining room 6'4" x 12'4"

Kitchen 11'4" x 12'0"

Foyer 12'1" x 10'4"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



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.

