



2330 Butt Road 407 West Kelowna British Columbia

\$688,000

LEASE PAID Welcome to Sun Village, a very desirable 45+ community in the heart of West Kelowna! This 1,823 square foot rancher sits in a quiet section of the complex with no through traffic. It features 3 spacious bedrooms, 2 full bathrooms, and an oversized double garage. Recent upgrades include: new roof, PEX plumbing, fresh vinyl plank and ceramic tile flooring, paint throughout, new hot water tank (2025), furnace (Dec 2020), and stove top (2023). Another recent, practical upgrade: relocated the irrigation shut-off valve for convenient access without having to enter the crawl space. You'll love the sunken living room with vaulted ceilings, eat-in kitchen, and large crawl space for extra storage. The community amenities are fantastic - indoor pool, hot tub, clubhouse with kitchen and billiards room, library, and social areas. Security gates close nightly and there's even RV parking on-site for your convenience. The location can't be beat - walk to Superstore, Walmart, medical offices, pharmacies, restaurants, and transit. Perfect lock-and-go lifestyle with up to two dogs welcome (20" to shoulder max). This is 45+ living at its finest in one of West Kelowna's most convenient locations! (id:6769)

Foyer 10'0" x 6'0"

Bedroom 11'9" x 11'3"

Kitchen 20'9" x 10'6"

4pc Bathroom 11'0" x 7'5"

3pc Ensuite bath 11'0" x 7'0"

Bedroom 17'3" x 11'0"

Primary Bedroom 15'11" x 12'2"

Dining room 13'6" x 9'8"

Living room 21'10" x 15'7"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<https://www.mykelownaagent.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royalpage.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.