



## 2330 Butt Road 43 West Kelowna British Columbia

\$675,000

Welcome to Sun Village, one of West Kelowna's most desirable 45+ gated communities. This well-maintained rancher offers 2 bedrooms and 2 full bathrooms with vaulted ceilings, hardwood floors, and a cozy fireplace. The bright kitchen opens to the main living and dining areas, creating a warm and functional layout. The large laundry room provides excellent storage and is spacious enough to double as a small office or hobby space. The primary bedroom includes a walk-in closet and large ensuite, while the second bedroom and full bath are ideal for guests or family visits. Enjoy year-round outdoor living with a covered patio, very private yard, and peaceful views of the fountain water feature and bordering stream. A double garage and flat driveway with room for 2 vehicles make day-to-day living easy. Community amenities include a clubhouse with library and rental space for private gatherings, social events, indoor pool, hot tub, fitness centre, and beautifully maintained common areas. The \$355/month HOA fee also includes lawn mowing. Land lease is \$144/month (buyout option \$28,800). Pets allowed with restrictions (2 small dogs up to 20" at the shoulder). Measurements taken from Iguide. Please verify if important. (id:6769)

Other 20'9" x 19'4"

Other 11'6" x 5'11"

Laundry room 17'10" x 8'5"

Dining room 15'6" x 10'

Bedroom 14' x 13'9"

3pc Ensuite bath 8'11" x 8'1"

4pc Bathroom 9'2" x 4'11"

Primary Bedroom 20'6" x 11'6"

Living room 19'6" x 12'8"

Kitchen 14'9" x 14'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto: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.