



2330 Butt Road 449 West Kelowna British Columbia

\$647,000

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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



Royal

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****OPEN HOUSE SUNDAY MARCH 8TH NOON TO 2 pm**** 2 bedroom + den, 2 full bathroom detached home with thoughtful design enhancements, including an expanded entry foyer and well-balanced layout. Close to restaurants, amenities and golf. Living room with vaulted ceiling and gas fireplace. Spacious dining room open to the living area and conveniently located beside the kitchen. Family room directly off the kitchen with gas fireplace. Kitchen offers granite counters, refurbished cabinetry, island workspace and a window over the sink. Eating area framed by a bay window. Engineered hardwood throughout main living areas; carpet in family room and primary bedroom. Primary suite includes walk-in closet, full ensuite & bay window. 2nd BDRM & den provide flexible space for guests & office. Kitchen and family room provide direct access to the patio, creating seamless indoor-outdoor flow for entertaining. Patio backs directly onto stream & mature greenery, creating a private, picturesque retreat. Enjoy full sun or use the retractable awning for shade. Major updates include PEX plumbing (Poly B removed), roof (2014), high-efficiency furnace and heat pump (2011), hot water tank (2020), built-in vacuum, tinted windows. Double garage. Partial basement w/ laundry, workbench, window & roughed-in plumbing for future bath. 2 small dogs allowed. On-site RV parking (subject to availability). Clubhouse with indoor pool, hot tub & fitness area. Lease \$245.70/month | Buyout \$41,031. (id:6769)

Family room 13'2" x 11'
Other 11'2" x 7'
Den 10'10" x 10'2"
Other 10'10" x 5'11"
Primary Bedroom 17'2" x 10'10"
4pc Ensuite bath 9'6" x 7'4"

3pc Bathroom 7'6" x 5'8"
Bedroom 10'10" x 9'2"
Foyer 16'8" x 5'
Dining room 13' x 9'7"
Living room 13' x 13'
Kitchen 12'4" x 9'4"

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