# 1881 Boucherie Road 45 West Kelowna British Columbia

$274,900

Welcome to Westgate MHP! Families welcome! Large, 3 bed, 2 bath, move-in-ready home offering 1568 sq ft. of comfortable living, ideally situated at the end of a cul-de-sac. Backing onto a creek, this property features ample parking, privacy, and one of the largest lots in the park. Inside boasts vaulted ceilings, fresh paint, new lighting, and a bright, open-concept kitchen with brand-new appliances installed in 2025. The thoughtfully designed layout with the primary bedroom and ensuite situated at one end of the home and the additional two bedrooms at the opposite end, providing excellent separation for family members or guests. Both bathrooms updated with new Moen fixtures and sinks. Numerous upgrades include new windows, PEX plumbing, new fascia and eaves, vinyl skirting, and a roof that was replaced in 2025. Enjoy impressive outdoor living space, featuring a brand-new 10' x 20' back deck, an expansive 30' x 12' covered patio, raised garden beds, and a 12' x 10' insulated, powered shed perfect for hobbies, a workshop, or additional storage. The private, generously sized yard offers plenty of room to relax, garden, and entertain while enjoying a peaceful creekside setting. Minutes from Okanagan Lake, scenic walking paths, world-class wineries, and convenient bus routes. With its extensive updates, spacious layout, XL landscaped pad, and convenient location, this home offers a wonderful opportunity to enjoy comfortable Okanagan living. With no age restrictions, this home is an excellent option for families, retirees, or those looking to downsize without sacrificing space. Property taxes are $1,338.78, Pad rent is $728.86, including water, sewer, and garbage removal. No pets. Please note that conventional financing is not available. Book your showing today! (id:6769)

Living room 26' x 13'

Kitchen 12' x 12'

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 11' x 10'

Bedroom 12' x 11'

Primary Bedroom 15' x 13'

Listing Presented By:

ESTATEVUE 360°

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