



# 1255 Raymer Avenue 513 Kelowna British Columbia

\$609,900

Centrally located complex. Sunrise Village welcomes you. 513-1255 Raymer Ave., Kelowna, BC. Updated 2 bedroom, 2 bath rancher on a quiet corner lot. This home is in a amazing condition. The open concept home has an oversized master bedroom, large walk-in closet and ensuite. The newer kitchen has tons of cupboards and island. Stainless steel appliances (2016), roof (2013), hot water tank (2023), A/C (2015), Washer (2015), & central vac (2020). The flooring has been replaced throughout house and sunroom. House & garage completely repainted. Eavestroughs replaced, custom blinds in living room & verticals in sunroom. Poly B and some windows had been replaced. Surround steps to exit sunroom. Double garage for you and double driveway for friends. The complex offers a pool, hot tub recreation hall, pool table, gym, barbeque area and a beautiful creekside walking path. Small pets are allowed. RV parking. This is a 45+ Complex. There is NO Property Transfer Tax. Pad rent is \$597.00 per month. Measurements taken off I-guide. (id:6769)

Sunroom 14'11" x 9'5"

Laundry room 11'7" x 13'8"

Foyer 6'6" x 10'5"

Family room 11'8" x 15'4"

Dining room 11' x 13'6"

Bedroom 10'4" x 11'8"

4pc Bathroom 4'9" x 7'5"

3pc Ensuite bath 4'10" x 8'4"

Primary Bedroom 14'8" x 10'1"

Kitchen 10'9" x 11'8"

Living room 11'0" x 12'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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



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.