



1860 Boucherie Road 92 West Kelowna British Columbia

\$244,900

WELCOME HOMEWonderfully situated in the most desirable spot of Pineridge Estates, this extensively renovated and wonderfully cared for gem boasts a quiet and private location situated at the higher end of the road. Fully fenced with newer black chain link fencing, this home boasts an amazing list of upgrades and thoughtful touches worth mentioning: A newer hot water tank installed in 2021, a high efficiency furnace in 2020, and an air conditioner in 2015. Soak in the luxurious bathtub installed in the fully renovated bathroom completed in 2017. Take note of the lovely kitchen sparkling with newer appliances: Dishwasher (2023) and refrigerator (2020). The matching washer & dryer (2017) can be found in the spacious & beautifully renovated bathroom. Newer vinyl windows (with all screens!) encourage natural light throughout this wonderful space. Please note the approximate cost of the following utilities: Heat/gas equal payment approximately \$70 per month. Hydro equal payment approximately \$60 per month. Clean & cozy carpet can be found in both bedrooms. Warm & on-trend paint colours throughout. Please note there is a hook up for a hot tub. Did you know this family-friendly community is in a prime location with Mission Hill Family Estate Winery only 3.4 km away? The Westbank Yacht Club nestled on Lake Okanagan is a mere 3.3 km jaunt with 2 km's to Twin Eagles Golf Course. **Please note room measurements are provided by IGUIDE**. Contact Wayne for more information. (id:6769)

4pc Bathroom 7'1" x 8'5"

Dining room 11'4" x 4'9"

Kitchen 11'4" x 6'7"

Primary Bedroom 10'8" x 11'4"

Bedroom 13'7" x 8'5"

Living room 19'10" x 11'4"

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