



2440 Old Okanagan Highway 1026 West Kelowna British Columbia

\$374,900

FAMILY, PETS AND RENTALS ARE WELCOME. This is one of the best deals available in Sierras Mobile Home Park, making it ideal for first-time home buyers or retirees. Conveniently located in West Kelowna, the park is just minutes away from restaurants, public transit, and Shannon Lake Elementary & CNB schools. Known for its friendly and safe community, Sierras welcomes families, allows two pets with no size or weight restrictions, and offers rental options. This 2007 double-wide lakeview home features three spacious bedrooms and two bathrooms, highlighted by an open floor plan, a walk-in closet, and a four-piece ensuite. The split floor plan is designed to enhance privacy, with the master suite located at one end of the home and the remaining bedrooms situated at the opposite end. Enjoy the outdoors in the large backyard complete with an updated composite deck, a fully fenced yard with gated access on both sides, and a professionally installed synthetic lawn. The home is wired for a hot tub and provides excellent storage with a beautifully sided, insulated 10' x 12' shed on a concrete floor. Recent updates include a newer washer, dryer, and dishwasher, with a hot water tank replacement in 2021 and AC updated in 2019. The pad rent for new buyers is \$575 per month (including garbage, recycling, and road maintenance), along with a quarterly water/sewer fee of \$178.00. Please note that pad rent is rent-controlled through WFN governance. Annual increases are limited to a small percentage based on a specific formula for rent control. The 2025 tax bill is estimated at \$1,143 with the basic grant. Head lease expires 2089. Don't wait to view this gem!! (id:6769)

Living room 20'9" x 12'

4pc Bathroom 12' x 5'

Bedroom 10'5" x 10'

Kitchen 10' x 12'

4pc Ensuite bath 10' x 5'5"

Bedroom 10'5" x 10'

Dining room 16' x 12'

Primary Bedroom 12' x 12'

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