



1880 Old Boucherie Road 159 West Kelowna British Columbia

\$375,000

Look no further! This spacious 55+ home, centrally located in the heart of the vineyards, offers over 1500 square feet of comfortable living space, perfect for everyone. With two inviting living rooms, a formal dining room, and three bedrooms--one featuring a private entrance ideal for guests--this home has room for all your needs. Enjoy the convenience of two full baths, along with a large sun/games or hobby room and a cold storage room. Outdoor enthusiasts will appreciate the beautifully landscaped yard, complete with a gazebo, making it the perfect oasis for entertaining. The heated 14x12 workshop is wired for 220 and insulated, providing a fantastic space for all your projects. Enjoy the convenience of walking to shops, the lake, and nearby wineries. All major updates have been completed: windows 2022, the hot water tank is just 6 years old, AC is 7 years, and the roof is also 7 years old. Inside, you'll find new flooring, updated light fixtures, quartz countertops with a stylish backsplash, and new plumbing. Please note that this community has a no rentals and no pets policy. The pad rent is \$775, and taxes are \$1,020.77, which includes water, sewer, and garbage pickup. FINANCING AVAILABLE THROUGH PEACE HILLS TRUST. Before booking a showing, please ensure that your clients have a minimum credit score of 730. This is an opportunity you don't want to miss (id:6769)

Other 18'5" x 12'0"

Workshop 14'0" x 12'0"

3pc Bathroom 8'0" x 5'0"

3pc Ensuite bath 11'5" x 6'0"

Bedroom 17'0" x 10'0"

Bedroom 11'0" x 9'0"

Primary Bedroom 13'0" x 12'0"

Family room 13'0" x 14'0"

Kitchen 14'0" x 9'0"

Dining room 9'0" x 8'0"

Living room 14'0" x 13'5"

Listing Presented By:



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Royal LePage Kelowna

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RE/MAX Kelowna

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