



1999 Highway 97 Other 184 West Kelowna British Columbia

\$290,000

This exceptional 1981 home is located in Westview Village, an 18+ section of one of the area's most desirable manufactured home parks. This beautiful home spans over 1,400 sq/ft, offering three bedrooms plus a den and two bathrooms. The split floor plan provides privacy, with the master bedroom at one end and the other bedrooms at the opposite end. The spacious master bedroom features a large ensuite with a dual vanity, a separate shower, and a soaker tub for ultimate relaxation. The property includes a large, private covered deck in the backyard with no direct neighbors, a generously sized fenced yard perfect for pets, a carport, and ample additional parking for visitors. There is substantial storage with a separate, spacious mudroom and laundry room. Recent updates enhance the home's appeal, including updated flooring, a newer roof (2021), a Silver Label, and a hot water tank replaced in 2023. The air conditioning unit is original but well-maintained. Financing is commonly available through BMO and Interior Savings. Westview Village boasts a central location, mere minutes from schools, transit, golf courses, restaurants, shops, beaches, and wineries, providing easy access to the Okanagan lifestyle. The park is pet-friendly, with no height or weight restrictions, though vicious breeds are not permitted. Gross annual taxes are \$1,177.84, water/sewer is \$178.14 quarterly, and the new pad rent is \$690.00. This truly is a one-of-a-kind home. For showing requests, please ensure your client's credit score is approximately 650 or higher for park approval. (id:6769)

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|---------------------------|-------------------------------|
| Utility room 2'10" x 2'9" | 5pc Ensuite bath 11'0" x 9'0" |
| Dining nook 7'7" x 10'3" | Primary Bedroom 12'9" x 11'1" |
| Laundry room 8'3" x 8'11" | Den 12'0" x 11'5" |
| Full bathroom 8'0" x 5'2" | Dining room 12'4" x 11'7" |
| Mud room 11'9" x 7'7" | Kitchen 14'6" x 11'1" |
| Bedroom 10'0" x 8'0" | Living room 18'11" x 16'3" |
| Bedroom 12'1" x 11'5" | |

Listing Presented By:



Originally Listed by:
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RE/MAX Kelowna

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