



# 2070 Boucherie Road 204 West Kelowna British Columbia

\$479,999

Bright & spacious 2 Bed/2 Bath CORNER UNIT condo flooded with natural light. The open-concept kitchen, living, & dining area create an inviting, airy feel, while the split-bedroom layout offers excellent privacy. The kitchen features stainless steel appliances, granite countertops, a functional island with seating, plus a dedicated dining area. Abundant storage options located throughout. Updated painting and engineered hardwood flooring (2023) add a modern touch. Note the LARGE wrap-around covered balcony accessible from the dining area & kitchen. With plenty of room for a BBQ, outdoor dining, and lounge furniture, it's the perfect space to entertain while taking in the views of Okanagan Mountain Park and even the lake. Tuscany Villas' concrete & steel construction offers enhanced soundproofing between units and durability. This well maintained complex allows residents to enjoy beautiful resort-style grounds complete with a heated salt water pool and hot tub. Meet your neighbours at organized indoor/outdoor social activities. Your parking spot is conveniently located in the secured, heated underground parkade. With only a 5 min. stroll to the Okanagan lake and situated near wineries, golf courses, walking trails, schools, shopping, medical/dental services, and restaurants; the location is well-suited for families, professionals, and retirees. Outstanding value for buyers as strata fees include utilities except hydro. Save with no Property Transfer Tax and a prepaid lease. (id:6769)

Primary Bedroom 14'8" x 11'7"

Laundry room 3'3" x 4'11"

Living room 12'9" x 13'4"

Kitchen 18'11" x 8'6"

Foyer 10'4" x 5'3"

Dining room 12'2" x 13'4"

Bedroom 11'0" x 11'2"

Full ensuite bathroom 7'7" x 4'11"

Full bathroom 5'1" x 7'11"

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