



2440 Old Okanagan Highway 307 West Kelowna British Columbia

\$549,800

Welcome to Bayview Estates, where beautiful lake and mountain views meet unbeatable value. This bright, south-facing 3-bedroom + den, 2-bath walk-out rancher offers a spacious, open-concept layout ideal for comfortable living and entertaining. Enjoy peace of mind with numerous recent upgrades including a new hot water tank -2023, furnace and A/C -2024, and a roof replaced in 2014. The lower level features a sun-filled family room and a versatile den—ideal as a home office, gym, or additional storage. Bonus: autonomous living space on the lower level with separate entrance adds flexibility for extended family or guests. Outside, you'll find a private yard, carport parking, extra storage and room for a total of three vehicles, plus RV parking in the complex (subject to availability). Bayview Estates is a family-friendly community with no monthly lease payments, a low HOA fee of just \$180/month, and a pre-paid lease until 2089, offering long-term peace of mind. Community amenities include three parks, playgrounds, basketball courts, and a dog park. Located just minutes from schools, beaches, boat launches, golf courses, shopping, and award-winning Okanagan wineries. No Property Transfer Tax (id:6769)

Utility room 5'8" x 10'0"

Recreation room 17'6" x 11'7"

Laundry room 12'11" x 8'10"

Kitchen 12'5" x 9'9"

Bedroom 7'5" x 11'6"

Bedroom 11'2" x 11'0"

4pc Bathroom 7'10" x 5'9"

4pc Bathroom 8'2" x 4'11"

Bedroom 10'6" x 12'0"

Other 2'2" x 3'6"

Primary Bedroom 11'8" x 14'5"

Kitchen 12'11" x 10'0"

Dining room 5'6" x 11'2"

Living room 13'6" x 14'8"

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RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com