



## 3400 Kingfisher Road West Kelowna British Columbia

\$699,900

You will love living at Sage Creek! An adult oriented 45+ Gated Community located across from Two Eagles Golf Course. Pride of ownership shows here as this home is immaculate interior and exterior, shows 10/10!!! Rancher style home featuring 1559 sq ft open concept living, 3 bedrooms & 2 bathrooms and laminate flooring throughout the main floor. No carpet! Great room modern kitchen featuring large island, S/S appliances, and large kitchen window over sink offering extra natural light for the morning sunshine. Quartz and corian counter tops. Great room dining area offers room for large dining room table and large panoramic bay window again for further natural light. Great room living room features sliding doors to the private, exterior aggregate patio. Corian bathroom countertops and laminate flooring. Gardeners delight with mature landscaping. Larger.18 acre, gardeners delight SE corner lot. Fall prunings already done ie. roses hydrangeas, ornamental grasses and other perennial plants. Basement crawl space for storage. 2024 Assessment \$738,000. No rentals, 2 pets with approval, lease 2105, Lease fee for re-sales is now 625.00/month & NO PROPERTY TRANSFER TAX! (id:6769)

Laundry room 15'9" x 6'5"

Full bathroom 7'3" x 10'11"

Bedroom 10'10" x 12'2"

Bedroom 11'4" x 13'11"

Full ensuite bathroom 8'2" x 8'5"

Kitchen 10'8" x 11'3"

Primary Bedroom 14'2" x 15'9"

Dining room 15'10" x 8'8"

Living room 17'10" x 15'5"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

<http://www.ritchiehowe.ca/>

**RE/MAX Kelowna**

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