



## 2035 Boucherie Road 38 West Kelowna British Columbia

\$149,900

Nestled near the shores of Lake Okanagan, this residence offers residents seamless access to the lake's crystal-clear waters, inviting them to partake in a plethora of aquatic activities. Additionally, the property's strategic location provides effortless entry to the region's celebrated wineries, enabling residents to embark on delightful journeys of wine tasting. Conveniently, the mobile home is situated in proximity to bustling shopping centers, ensuring that daily essentials are just moments away. Benefiting from its proximity to Highway 97, this home simplifies commuting to neighboring cities and exploring the natural wonders that surround the area. Please note that the property has a no-dog policy, but allows for the presence of two indoor cats. Financing options are exclusively available through Peace Hill Trust and necessitate a credit score, approximately 730. There are approximately 81 years remaining on the head lease, which expires in 2104. The current monthly pad rent is \$525.40, covering water, sewer, and garbage services. The home, though requiring some tender loving care, presents an opportunity for personalized improvements. Notably, the furnace needs repair or replacement. (id:6769)

Primary Bedroom 9'6" x 15'4"

Bedroom 9' x 10'

Bedroom 9'8" x 10'

Full bathroom 7' x 8'

Laundry room 5' x 8'2"

Living room 11'4" x 19'

Kitchen 11'4" x 13'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX** Kelowna

**RE/MAX Kelowna**

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