



2330 Butt Road 401 West Kelowna British Columbia

\$499,800

Over \$100,000 below assessed value - walk into equity! Welcome to Sun Village - an active and friendly adult community! This sought-after gated community is home to friendly neighbours, abundant amenities, gym, indoor pool, hot tub and a schedule of activities available every day - from billiards to bingo! This one-level rancher has a 400 sq ft garage, formal living and dining room, vaulted ceiling, and through the glass pocket door you'll find an open concept kitchen, breakfast nook and cozy tv room with a fireplace and a view of your tranquil back yard. Off the kitchen nook is a sliding glass door to your private covered patio, garden beds, and on sunny days, a glimpse of the glistening lake. Your main bedroom is spacious, with a walk-in closet and large ensuite bathroom. The second bedroom is perfect for guests, or turn it into your hobby room. This complex is run by a well-organized HOA who look out for each other and the property. Pets welcome, including 2 dogs (20" at the shoulder). Nominal monthly fees cover grass and shrub maintenance, amenity upkeep, snow and trash removal and water and sewer. With an affordable price tag that leaves room for the new owners' desired updates, plus shopping centers and service hubs right outside the gates, this is the perfect place to retire. (id:6769)

Other 6'11" x 6'11"

Dining nook 12'4" x 9'7"

Dining room 14'4" x 8'5"

Kitchen 14'7" x 6'11"

Laundry room 13' x 6'

Family room 13'7" x 11'7"

Living room 16'2" x 13'11"

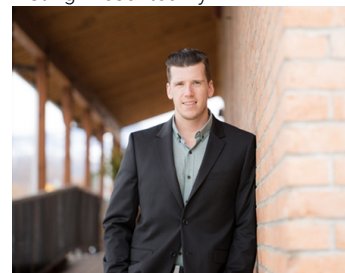
3pc Bathroom 8'3" x 7'6"

4pc Ensuite bath 9'10" x 7'5"

Primary Bedroom 20'6" x 11'9"

Bedroom 12'4" x 10'9"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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

RE/MAX Kelowna

RE/MAX Kelowna

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

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.