



## 1260 Raymer Avenue 402 Kelowna British Columbia

**\$459,900**

Welcome to Sunrise Village, one of Kelowna's most sought-after 45+ communities, ideally located on Raymer Avenue. This well-positioned home sits directly across from the community recreation centre, offering immediate access to a heated pool, hot tub, billiards room, and a wide range of social activities that make Sunrise Village so desirable. The home offers a bright and functional layout, a gas fireplace in the living room and a spacious kitchen with a generous eating area. Patio doors lead to a covered patio, creating a comfortable outdoor space to relax and enjoy the peaceful surroundings. Additional features include central air conditioning, a storage shed, and a double carport. While the home is ready for cosmetic updates, the major mechanical and infrastructure upgrades have already been completed, providing excellent peace of mind. The furnace, air conditioning, and hot water tank were replaced in 2021, and the original Poly-B plumbing has been fully replaced with PEX. This allows a buyer to focus on personalizing the interior while knowing the big-ticket items are taken care of. Sunrise Village is known for its friendly atmosphere, strong sense of community, and convenient central Kelowna location close to shopping, dining, and everyday amenities. This is a wonderful opportunity to secure a home in a highly desirable adult-oriented community and create a space that truly feels like your own. (id:6769)

**Sunroom** 11'2" x 21'

**Primary Bedroom** 11'6" x 14'5"

**Living room** 15'4" x 25'4"

**Laundry room** 8'5" x 8'3"

**Kitchen** 10'2" x 12'10"

**Dining room** 11'9" x 11'2"

**Bedroom** 11'9" x 10'10"

**4pc Bathroom** 6'2" x 8'1"

**3pc Bathroom** 4'11" x 8'1"

Listing Presented By:



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**RE/MAX Kelowna**

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