



# 2440 Old Okanagan Highway 408 West Kelowna British Columbia

\$630,000

Welcome to this fantastic family, corner lot home, boasting 5 bedrooms, 2 bathrooms with a low maintenance (bare land) fee. As you walk through the home you are immediately drawn to the open plan living dining and kitchen area leading onto the large deck. A great place to entertain and enjoy the Okanagan Sunsets and picturesque lake view and mountains. The living area has a cozy gas fireplace and the kitchen has stainless steel appliances, quartz countertops and a breakfast Island. This walk out rancher home offers unbeatable value with its 5 bedrooms, large downstairs family room with new vinyl plank flooring and hardy carpet tile inlay, also featuring a sliding barn door onto a bonus room you can use for an office, workout room or games area or even a 6th bedroom! This room leads through sliding glass doors to the garden area with a large patio, greenhouse and shed. Central air/forced air, central vac, underground irrigation, new furnace in 2020, Quartz counters throughout and fully fenced yard with gate at one side are just some of the features in this home. Plenty of storage in this home inside and out, including an outside storage room 4' x 12'. Parking for three vehicles and an RV compound, subject to availability. Near to parks, dog park, shops, schools, trails and, of course, the Okanagan Wineries. All for a great price, this house ticks all your boxes. **\*\*NO PROPERTY TRANSFER TAX\*\*** All measurements are approx and if important should be verified. (id:6769)

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Other 31'3" x 12'

Other 11'2" x 10'7"

Recreation room 15'6" x 18'2"

4pc Bathroom 8'10" x 5'6"

Bedroom 11'5" x 9'

Bedroom 9'10" x 10'10"

Laundry room 11' x 13'

Storage 8' x 13'

Other 20' x 12'

Bedroom 11' x 9'9"

Bedroom 8'7" x 14'8"

4pc Bathroom 5' x 9'

Primary Bedroom 12'2" x 14'

Living room 12'8" x 14'3"

Dining room 8'4" x 10'4"

Kitchen 11' x 10'

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