



## 595 Yates Road 44 Kelowna British Columbia

\$995,000

Welcome to the best located home in the prestigious SandPointe gated community, with one of the largest yards and water features on two sides of your home. This immaculate 3-bedroom, 2-bathroom rancher offers over 2,000 sq. ft. of thoughtfully designed low-maintenance living. Perfect for downsizers, retirees, or anyone seeking a peaceful, resort-style lifestyle, this home is truly a gem. The bright, open floor plan includes a spacious living and dining area with a cozy gas fireplace and large windows that bathe the home in natural light. The kitchen features ample cabinetry, updated appliances, and a breakfast nook. The family room opens onto a private, covered patio—an ideal spot for morning coffee or hosting guests. The primary bedroom is a true retreat, complete with a walk-in closet and a luxurious ensuite featuring a soaker tub and separate shower. Two additional bedrooms provide flexibility for guests, hobbies, or a home office. A double garage and crawl space offer plenty of storage. This home has had many updates so just move right in. As a resident of SandPointe, you'll enjoy exclusive access to the clubhouse, indoor and outdoor pools, and a hot tub, all surrounded by beautifully maintained grounds. This vibrant 55+ community is centrally located, just minutes from shopping, restaurants, golf courses, and medical services. Experience the perfect blend of comfort, convenience, and community in one of Kelowna's most sought-after neighborhoods. (id:6769)

Utility room 12'5" x 6'11"  
 Laundry room 12'5" x 8'2"  
 Full bathroom 8'11" x 4'9"  
 4pc Ensuite bath 11'4" x 9'1"  
 Bedroom 12'5" x 10'1"  
 Bedroom 12'5" x 11'8"

Primary Bedroom 23'2" x 12'6"  
 Family room 14'7" x 14'8"  
 Dining room 15'1" x 15'0"  
 Living room 12'9" x 15'0"  
 Dining nook 6'10" x 9'1"  
 Kitchen 12'9" x 12'0"

Listing Presented By:



Originally Listed by:  
 Stilhavn Real Estate Services

<http://www.okanaganvalley.homes/>

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