



## 1255 Raymer Avenue 507 Kelowna British Columbia

\$650,000

Welcome to 507-1255 Raymer Avenue, located in the desirable Sunrise Village community. This thoughtfully updated 2 bedroom, 2 bathroom home offers 1,402 sq.ft. of comfortable, functional living in one of Kelowna's most sought-after 45+ communities. The home shows exceptionally well and includes a bright sunroom, adding valuable year-round living space, along with a screened-in patio featuring metal security shutters for added comfort and peace of mind. Inside, you'll find updates throughout including flooring, kitchen cabinetry and counters, plumbing, electrical, appliances, garage door and opener, and interior finishes, creating a truly move-in-ready feel. The primary bedroom features a walk-in closet, and major mechanical upgrades include on-demand hot water and a new furnace (2020), providing long-term reliability. The south-facing orientation brings in excellent natural light, while the oversized garage comfortably fits a full-size truck, a rare offering within Sunrise Village. A gas line for a barbecue adds convenience for outdoor entertaining. Residents enjoy access to a well-appointed clubhouse with pool, year-round hot tub, fitness room, library, billiards, and common kitchen. Please note: This home is situated on private leased land; the purchase price does not include the land. Pad rent is \$600 per month. Centrally located close to shopping, transit, medical offices, KGH, Pandosy Centre, and Guisachan Village. Schedule your showing today! (id:6769)

Bedroom 11'4" x 12'3"

Laundry room 11'0" x 11'4"

Living room 17'7" x 12'6"

Dining room 13'2" x 9'10"

Kitchen 13'3" x 12'7"

Primary Bedroom 11'4" x 14'2"

Other 5'10" x 8'5"

3pc Ensuite bath 8'2" x 8'5"

3pc Bathroom 8'7" x 5'10"

Other 14'1" x 5'8"

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**RE/MAX Kelowna**

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