



# 1255 Raymer Avenue 573 Kelowna British Columbia

\$609,000

Welcome to the centrally located +45 Community of Sunrise Village!!! #573 is on what may be the nicest & largest West-facing corner lot in the complex. This beautifully kept 'PLAN F', 2 bedroom, + den, 2 bathroom Rancher has many updates, including newer appliances, Lennox Furnace & AC, Navien Hot Water on Demand, raised toilets, a fancy walk-in jetted tub in the ensuite, central vacuum, & the Poly B plumbing has been updated. This home offers large rooms & loads of storage. The oversized living room windows let in an abundance of natural light, & there is a gas fireplace for those cozy winter nights. There is quality & plush carpeting throughout the home. The current owner is using the family room off the kitchen as a dining room, but there are many options for the new homeowner. The open kitchen/dining area look out to a large & fully enclosed patio. There is an oversized primary bedroom, complete with walk-in closet & a lovely ensuite. Bedroom 2 has a Murphy Bed, there is also a den/bedroom, a laundry/utility room, & an oversized attached double garage with storage. Popular Sunrise Village offers a Clubhouse, an outdoor pool, gym, a BBQ & outdoor activity area, plus there is RV Parking (availability TBC). One house pet is allowed on management approval. No Short-term Rentals. This community is close to shopping, parks, City Transit & more. \*PLEASE NOTE THIS IS NOT A MOBILE HOME & WAS "STICK BUILT" ON SITE. There is NO Property Transfer Tax. Pad fee is \$597.00 per month. (id:6769)

Den 11'4" x 13'7"

3pc Ensuite bath 4'10" x 7'9"

Primary Bedroom 10'11" x 13'7"

Laundry room 11'2" x 13'9"

4pc Bathroom 7'5" x 4'10"

Bedroom 10'9" x 10'4"

Dining room 11'4" x 14'5"

Kitchen 9'6" x 11'9"

Living room 22'10" x 14'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.timstanfield.com/>

**RE/MAX Kelowna**

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