



# 3360 Old Okanagan Highway 140 West Kelowna British Columbia

\$625,000

Welcome to this charming 2 bed, 2 bath rancher home in the gated +55 community of Leisure Gardens. This well-maintained property features Corian countertops, a pantry, and a dishwasher installed in 2023. Enjoy the comfort of in-floor radiant heating, central AC, and a gas fireplace in the family room. The spacious master bedroom includes an ensuite and plumbing for an additional bath. Outside, relax on the covered patio with NG BBQ hookup, surrounded by walking paths with a gazebo and lush gardens. Additional features include central vacuum (newer canister 2024), newer carpet from 2024, and skylight in the main bath. With landscaping included in the low \$170 strata fee, heated double garage, and close proximity to amenities. RV Parking available for an extra charge. This pet friendly home, not on native land offers a peaceful and convenient lifestyle. THIS ONE IS AVAILABLE AND EASY TO SHOW! (id:6769)

3pc Bathroom 5'0" x 8'4"  
Bedroom 15'0" x 9'11"  
3pc Ensuite bath 12'7" x 6'6"  
Primary Bedroom 12'7" x 14'7"  
Family room 12'3" x 11'1"

Dining room 10'7" x 13'2"  
Kitchen 20'2" x 13'11"  
Living room 12'4" x 17'5"  
Foyer 9'1" x 8'4"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<https://kevinhepil.ca/>



**Royal**

**LePage Kelowna**

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