



3788 Bird Place 140 Kelowna British Columbia

Lower Mission

\$735,000



Meticulously maintained & truly move-in ready, this single-level home offers an exceptional opportunity to downsize without giving up comfort, storage or independence. Located in the desirable 55+ community of Mallard's Landing, the 2 bedroom, 2 bathroom layout offers 1195, sq. ft. of comfortable, thoughtfully planned living. The kitchen, dining & living areas connect naturally, with a gas fireplace creating a welcoming focal point & solar tubes adding natural light. Pride of ownership is evident throughout, with important improvements completed since the home was originally built including a newer roof, furnace, flooring and updated exterior paint. Additional features include a water softener, water purification at the kitchen sink, solar tube in the main bathroom, roughed-in central vacuum & a newer quiet garage door motor. The oversized double garage is EV charging ready with additional workshop space--an increasingly rare find when downsizing. A covered patio provides an easy-care outdoor space to relax & enjoy. Mallard's Landing offers an outdoor pool, hot tub, clubhouse & guest suite, but perhaps best of all is the location. Positioned near Gordon and Cook, you can walk to the beach, parks, recreation, shopping, restaurants, coffee shops, transit & everyday conveniences. A wonderfully cared-for home where the important work has already been done-- simply move in & enjoy...



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