



1880 Old Boucherie Road 159 West Kelowna British Columbia
 Westbank Centre
\$375,000



Look no further! This spacious 55+ home, centrally located in the heart of the vineyards, offers over 1500 square feet of comfortable living space, perfect for everyone. With two inviting living rooms, a formal dining room, and three bedrooms—one featuring a private entrance ideal for guests—this home has room for all your needs. Enjoy the convenience of two full baths, along with a large sun/games or hobby room and a cold storage room. Outdoor enthusiasts will appreciate the beautifully landscaped yard, complete with a gazebo, making it the perfect oasis for entertaining. The heated 14x12 workshop is wired for 220 and insulated, providing a fantastic space for all your projects. Enjoy the convenience of walking to shops, the lake, and nearby wineries. All major updates have been completed: windows 2022, the hot water tank is just 6 years old, AC is 7 years, and the roof is also 7 years old. Inside, you'll find new flooring, updated light fixtures, quartz countertops with a stylish backsplash, and new plumbing. Please note that this community has a no rentals and no pets policy. The pad rent is \$775, and taxes are \$1,020.77, which includes water, sewer, and garbage pickup. FINANCING AVAILABLE THROUGH PEACE HILLS TRUST. Before booking a showing, please ensure that your clients have a minimum credit score of 730. This is an opportunity you don't want to miss (id:6769)



RE/MAX Kelowna
 100-1553 Harvey Avenue
 Kelowna, BC,
 Canada

Fran Morash

Royal LePage Kelowna

Phone: (250) 864-4537

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

