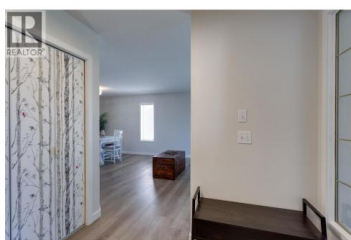




## 2330 Butt Road 192 Westbank British Columbia

Westbank Centre

**\$594,900**



PRE-PAID LEASE! Welcome to Sun Village, a desirable 45+ gated community in the heart of Westbank. This bright and spacious 2-bedroom, 2-bath rancher offers comfortable living with a thoughtful, wheelchair-accessible layout throughout. Step inside to find large windows, 3 skylights, and tasteful updates including laminate flooring, baseboards, trim, light fixtures, and fresh paint (2023). The kitchen features a newer fridge and gas range, and the cozy living room is highlighted by a gas fireplace. The primary suite includes a jetted safety tub, a walk-in closet, and an ensuite designed for accessibility. Additional features include a double garage, bay window breakfast nook, and an 8' covered patio awning--perfect for enjoying summer BBQs rain or shine. The roof, furnace, and hot water tank were replaced approximately 8-9 years ago. Sun Village residents enjoy fantastic amenities: a clubhouse, indoor pool, hot tub, pool tables, library, gym, communal kitchen, and event rental options. Centrally located and walking distance to groceries, pharmacies, restaurants, and shops--you'll love the convenience and community feel. Pets: Up to 2 dogs permitted with a height restriction of 20". All pets must be approved by the strata. Quick possession available. (All measurements from iGuide.) DOES NOT BACK ON TO BUTT RD. (id:6769)



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