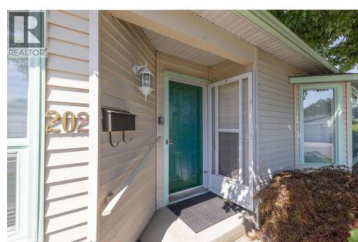


## 1255 Raymer Avenue 202 Kelowna British Columbia

Springfield/Spall

**\$525,000**



THIS EXCEPTIONAL HOME OFFERS ONE OF THE BIGGEST AND BEST FLOORPLANS IN ALL OF SUNRISE VILLAGE - The COVETED "F" Plan! The "F" Plan measures over 1,600 square feet and includes 3 spacious bedrooms, 2 full size washrooms and a perfect layout. Outside, you'll love the curb appeal, classy mature landscape and the oversize driveway (plus a 2 bay attached garage). At the back you'll appreciate the large (and private) covered deck; ideal for year round use. Inside, the many windows fill the home with an abundance of natural light, and the "F" plan creates a wonderful flow throughout. The kitchen offers lots of cabinet + counter space; with easy access to the adjoining dining room and outdoor patio. Whether hosting guests or unwinding at the end of the day, the elegant living room-- with feature fireplace--offers the perfect setting. 3 bedrooms compliment this home, including a giant primary bedroom (17'2 x 12'10) with a 4 piece ensuite washroom (separate tub and shower). For those who appreciate a great garage, you've found it. The attached double garage easily fits 2 vehicles while still providing space for a workbench and for storage too. As for mechanical, the PLUMBING HAS BEEN UPDATED TO PEX, and the hot water tank is near new (2023). Sunrise Village offers a prime location, minutes from shopping, dining, medical services, public transit and Okanagan Lake. Residents enjoy...



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