



## 2089 Rose Tree Road West Kelowna British Columbia

West Kelowna Estates

# \$1,099,986



Privacy. Function. Income potential. Hobbyist dream. All in one of West Kelowna's most established neighbourhoods. Welcome to this beautifully updated rancher with a walk-out basement in West Kelowna Estates -- where quiet streets meet unbeatable convenience. Just minutes to schools and less than 10 minutes across the bridge. The main living area showcases a bright, airy open floor plan and a stylishly updated kitchen designed for gathering. Main level living offers: 3 bedrooms plus den, laundry, upper deck and garage access. Step onto the elevated deck to overlook your expansive, pool-sized yard -- private, and backing onto no direct neighbours. New stairs provide seamless access to the yard, complete with irrigation, fire pit, space for pool and hot tub. Downstairs offers flexibility with a newly finished recreation room, bedroom and bathroom. A separate self-contained 1-bedroom suite is perfect for extended family or mortgage helper income. For the outdoor enthusiast, the property truly shines: 200 AMP service, Detached workshop with rare road access to the rear yard, RV and toy parking. For the gardener, newly raised garden beds are included. Major updates: Roof (2024), H/W on demand (2020), Furnace (2020), AC (2020), Kitchen and appliances (2019), PEX plumbing, Irrigation (2021), Security system, Fresh paint, New carpets and Deck stairs, plus 50K in retaining wall imp...



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