



## 2440 Old Okanagan Highway 309 West Kelowna British Columbia

Westbank Centre

**\$579,900**



Beautiful views and supreme affordability, all with a private yard in Bayview Estates. Discover the perfect blend of comfort, convenience, and value in this bright south facing and spacious 2-bedroom + den, 2-bathroom walk-out rancher—easily modified into a 3-bedroom home. Inside, you'll love the open-concept design with large windows that showcase gorgeous lake and mountain views, including Mission Hill Winery. The lower-level family room is filled with natural light and provides plenty of space for relaxation, while the den is perfect for a home office, gym, or extra storage. Carport parking, and space for three vehicles total. The yard is roughed in for a hot tub. RV parking (subject to availability). Bayview Estates, is a very family-friendly community and offers an exceptional lifestyle with no monthly lease payments, a low HOA fee of just \$180/month, and a pre-paid lease until 2089 for long-term security. The community features three parks with playgrounds and basketball courts, as well as a dog park. This home is just minutes from schools, beaches, boat launches, golf courses, shopping, and Okanagan wineries. NO PROPERTY TRANSFER TAX. (id:6769)



### Tanya Grant

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