



## 2330 Butt Road 330 Westbank British Columbia

Westbank Centre

**\$725,000**



**\*\*LEASE FULLY PAID\*\*** Welcome to 330-2330 Butt Road, a spacious rancher with basement in Sun Village, one of West Kelowna's most central and peaceful 45+ communities, where shops and restaurants are just steps away and Okanagan Lake is only a short drive. Renovated in 2006, the home welcomes you with hardwood flooring throughout the main level and a kitchen finished with granite countertops, pot lighting, an island, stainless steel appliances, an undermount sink, and shaker cabinetry offering generous storage. A gas fireplace warms the adjoining family room, which opens onto a large extended patio backing onto the waterscape, a lovely spot to slow down and take in the view. The primary suite shares that same peaceful backdrop and includes a large walk-in closet along with a 4-piece en suite, while a second bedroom with built-in shelving and a full 4-piece bathroom complete the main floor. Downstairs, the full basement adds two more bedrooms and a full bathroom, bringing the home to four bedrooms and three bathrooms in total, along with a workshop with cold storage and a handy bonus storage room. A built-in vacuum, water softener, and double car garage round out the extras, and updates include the roof (2014), furnace (2012), HWT (2018), AC (2021), poly-B (2022) and washer and dryer (2017). With close to 2,100 sq ft of finished living space and a location that's hard to beat, ...



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