



1132 Findlay Road 4 Kelowna British Columbia

Rutland North

\$115,000



MOTIVATED SELLER! This partially updated home in a 55+ park would be a great fit for a single person or couple seeking a low-cost alternative for the summer months. Can be used year-round if desired. Move in and personalize later. New metal roof 2023, new HWT 2024, new wall-mounted AC 2024, Fridge 2019. The furnace is a unique find, installed in 2006 but never used so it is essentially new as well! The windows are all upgraded vinyl, laminate flooring and updated bathroom, all done for your convenience. This lot is a great canvas for your ideas, apply to the park for an addition or extensions, there is room to grow. Want an enclosed, single car garage? Just get park permission and make it so! There are two sheds for outdoor storage (tools included). One shed is built into the carport and the second is a movable one against the side of the unit. The yard has roses, rhubarb and mature trees. The yard could be made into your own oasis or garden for those that prefer to be more self-sufficient. Parking for two, one in the carport and an open space beside the carport with room for a pick-up if needed! Owner would like to sell ""As-Is"" including any items presently in the unit to make this a turn-key investment. Price Includes: a lightly used twin bed, couch, sturdy oak table and 4 chairs, Danby portable washer unit (older but works faithfully), Dyson vacuum, kitchenware, yard...



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