



2330 Butt Road 441 West Kelowna British Columbia

Westbank Centre

\$725,000



****LEASE FULLY PAID**** Welcome to Sun Village, a 45+ gated community in West Kelowna built for easy, low-maintenance living. Two bedrooms sit on the main level, headlined by a large primary suite with a generous walk-in closet, and a 4 piece main bathroom finished with quartz counters and a dual vanity. The kitchen is outfitted with a quartz island, a full set of stainless steel appliances, and a gas range. The kitchen flows into a living room warmed by a gas fireplace with a white brick surround and hearth. Hardwood floors run through the main level, a pantry closet keeps clutter out of sight, and a sizeable laundry room with a counter and great storage rounds out the floor. Step outside to a covered patio with a retractable awning, set on the waterscape that runs through the complex making a peaceful backdrop. Downstairs, the mostly finished basement adds two non-conforming bedrooms, one with its own closet, plus a second 4 piece bathroom. Two unfinished storage rooms leave room for a workshop or hobby space, plus a utility room. With a two car garage and driveway parking, there's room for vehicles to spare. This is downsizing and retirement living done right, with a clubhouse offering a fitness area, crafts and hobby space, a kitchen area, and a standout indoor pool and hot tub, plus RV storage. Location seals the deal: walk to Superstore, Walmart, and a handful of restaura...



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