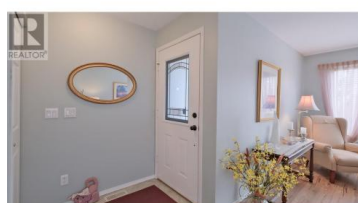




## 1255 Raymer Avenue 529 Kelowna British Columbia

Springfield/Spall

**\$448,000**



LOCATION, LOCATION, LOCATION! Welcome to Sunrise Village, an alluring adult community (45+) that offers the perfect combination of convenience, amenities, and a vibrant lifestyle. Situated within walking distance of Guisachan Village for all your fresh meats and veggies, just minutes from the hospital, and close to the lively Pandosy business district, this is truly the ideal place to call home. Designed for those who love to live life to the fullest, Sunrise Village boasts an impressive array of amenities, including an outdoor pool and jacuzzi, a spacious 5,500 sq. ft. recreation facility, and countless opportunities for fun and connection. Host potluck dinners, enjoy bingo nights, Saturday dances, billiards, card games, fitness classes, and outdoor BBQs - there's always something to enjoy! This charming home is the popular "B" plan, featuring: 2 bedrooms and 2 FULL bathrooms, an enclosed sunroom for year-round relaxation, a NEW composite deck perfect for outdoor lounging, recent upgrades include hot water tank (2021), furnace (2019), roof approx. (2014), and newer kitchen appliances. Other benefits include a water softener, A/C, underground sprinklers and a quiet location backing onto green space. Sunrise Village offers affordable and stress-free living: monthly lease fee: \$562.97, NO property transfer tax, on-site RV/boat parking. Whether you're downsizing or looking fo...



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