



## 2440 Old Okanagan Highway 1204 West Kelowna British Columbia

\$703,000

THIS IS IT! Bright and spacious 3 bdrm, 3 bath home with a walkout basement and a multitude of updates in an established family neighbourhood, on a cul-de-sac. Stunning lake & mountain views! Top floor features an open floor plan with vaulted ceilings, large open living with fireplace, updated kitchen, master with a new en-suite, a second bdrm on main, a 2nd new bathroom. Light fixtures with remote controlled fans on the top floor. Newly developed lower level with an in-law suite. Potential for a fourth bedroom. Fully fenced backyard, large new sundeck with a new large awning and a double garage with new doors. Double pain windows with UV protection, Pex piping throughout the house, new paint in and outside of the home. 'Safe&Sound' insulation on the ceilings and shared walls. Roof (2018) , A/C (2017), Hot Water Tank (2022) an so many more items to list! Conveniently located close to all amenities, in within 2 min walking to Transit and a short stroll to the shopping nearby. You have to see it to appreciate it! Immediate occupancy possible. Public OPEN on SUNDAY's from 2:00 to 4:00pm. (id:6769)

Laundry room 13'3" x 6'2"

Storage 12'9" x 6'5"

Utility room 2'9" x 10'1"

Den 6'3" x 8'6"

4pc Bathroom Measurements not available

Primary Bedroom 16'8" x 11'7"

Kitchen 12'9" x 15'6"

Living room 12'9" x 15'6"

Primary Bedroom 12'7" x 13'

4pc Bathroom Measurements not available

Bedroom 11'7" x 9'

3pc Ensuite bath Measurements not available

Kitchen 15'5" x 12'5"

Living room 18'5" x 22'4"

Listing Presented By:



Originally Listed by:  
Sutton Group-West Coast Realty

<http://www.ritanagy.com/>

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