



2330 Butt Road 123 West Kelowna British Columbia

\$619,900

Step inside and feel the comfort & care that this updated Rancher has to offer, in the sought after gated-community of Sun Village. This beautifully updated 3 bed/ 3 bath home offers a rare combination of extensive upgrades, thoughtful design, double garage, full basement and low maintenance. No work needs to be done here folks! From the spacious great room, new kitchen (2021) w/ newer appliances (2021/23), dining area and living room equipped with a cozy newer heat-efficient fireplace (2020). New Hardwood flooring, baseboards & Paint (2024). Pride of ownership shines! The primary bedroom offers a peaceful retreat with a walk-thru closet and full ensuite. While the second bedroom (office/studio) on the main, is separated for maximum privacy. Lower Level offers a fortress of calm and relaxation, media room, full bath and bar area & spacious, bright bedroom. The Backyard patio is great for entertaining, all undercover. Plumbing has been replaced with PEX offering peace of mind, HWT has been in for 2 years, furnace upgraded in 2022, washer & dryer (2023). Soundproofing between the bedroom and family room downstairs additional R60 insulation in the attic. Residents enjoy exceptional amenities including an indoor pool, swirl pool, clubhouse, RV parking and gated security. With Landscaping and snow removal (incl. driveways and sidewalks), in the low strata fees, this is truly lock and leave living. NO lease payments as this Lease has been PRE-PAID. (id:6769)

- Other 12' x 9'7"
- Storage 20'11" x 12'4"
- 3pc Bathroom 10'2" x 4'11"
- Recreation room 19'11" x 18'8"
- Bedroom 20'6" x 10'3"
- 3pc Ensuite bath 8'10" x 5'8"
- 4pc Bathroom 10'2" x 5'

- Laundry room 7'9" x 8'3"
- Bedroom 11'8" x 11'0"
- Primary Bedroom 22'8" x 12'4"
- Kitchen 10'4" x 9'7"
- Dining room 11'2" x 10'4"
- Living room 18'5" x 11'8"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<https://www.marybroadland.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,
Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.