



3788 Bird Place 140 Kelowna British Columbia

\$735,000

Meticulously maintained & truly move-in ready, this single-level home offers an exceptional opportunity to downsize without giving up comfort, storage or independence. Located in the desirable 55+ community of Mallard's Landing, the 2 bedroom, 2 bathroom layout offers 1195, sq. ft. of comfortable, thoughtfully planned living. The kitchen, dining & living areas connect naturally, with a gas fireplace creating a welcoming focal point & solar tubes adding natural light. Pride of ownership is evident throughout, with important improvements completed since the home was originally built including a newer roof, furnace, flooring and updated exterior paint. Additional features include a water softener, water purification at the kitchen sink, solar tube in the main bathroom, roughed-in central vacuum & a newer quiet garage door motor. The oversized double garage is EV charging ready with additional workshop space—an increasingly rare find when downsizing. A covered patio provides an easy-care outdoor space to relax & enjoy. Mallard's Landing offers an outdoor pool, hot tub, clubhouse & guest suite, but perhaps best of all is the location. Positioned near Gordon and Cook, you can walk to the beach, parks, recreation, shopping, restaurants, coffee shops, transit & everyday conveniences. A wonderfully cared-for home where the important work has already been done—simply move in & enjoy the home, community & walkable Lower Mission lifestyle. (id:6769)

Foyer 10'7" x 6'4"

Laundry room 6'0" x 12'2"

Bedroom 9'7" x 8'9"

Full bathroom 5'11" x 8'0"

Full ensuite bathroom 4'11" x 11'0"

Primary Bedroom 12'0" x 11'2"

Living room 14'8" x 13'0"

Dining room 7'7" x 12'0"

Kitchen 13'4" x 11'10"

Listing Presented By:



Originally Listed by:
REMAX Kelowna - Stone Sisters

stillhavn
REAL ESTATE SERVICES

**Stillhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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