



## 200 Gerstmar Road 16 Kelowna British Columbia

\$369,900

Beautifully Updated Rancher Townhome - A True Gem! Bright end unit offering exceptional privacy and natural light, this spacious 2 bedroom, 2 bathroom level-entry, one-story 55+ adult-oriented townhome offers approximately 1,400 sq. ft. of living space including the sunroom--one level living like this is so rare to find! Ideally located within walking distance to shopping, transit, and the Mission Creek Greenway, with a convenient bus route nearby. This home features a hard-to-find open floor plan, laminate flooring, updated trim, newer windows, a newer roof, no Poly B plumbing, and a newer hot water tank, with sunny south-facing exposure perfect for relaxing or entertaining. An absolutely amazing 300 sq. ft. quality-built sunroom adds exceptional living space and includes access to a crawl space and storage area, plus a door leading to the adjacent storage unit complete with a seating area. The updated kitchen showcases black appliances, while the expansive living and dining area offers a sliding glass door to the outdoor space. Enjoy two generous bedrooms, including a king-sized primary with walk-in closet and 3-piece ensuite, a full 4-piece main bathroom with skylight, a separate laundry and storage room off the entry, and covered parking, plus tons of visitor parking including a convenient space right at your door. Such a unique and special opportunity in a well-maintained community offering comfortable and convenient 55+ living! (id:6769)

Sunroom 11'10" x 20'4"

Storage 3'8" x 7'6"

Primary Bedroom 13'6" x 14'

Living room 16'2" x 19'

Laundry room 5'3" x 7'3"

Kitchen 8'10" x 9'8"

Dining room 9'2" x 9'2"

Bedroom 8'9" x 9'9"

Full ensuite bathroom Measurements not available

4pc Bathroom Measurements not available

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