



# 1201 Cameron Avenue 180 Kelowna British Columbia

\$689,000

RARE WATERSIDE RANCHER - A PEACEFUL RETREAT IN SANDSTONE 55+ ADULT COMMUNITY! Backs onto TRANQUIL STREAM. This bareland strata home (YOU OWN YOUR LOT) enjoys one of the most peaceful settings in the community. What truly sets it apart is the ENCLOSED SUNROOM and private patio overlooking the soothing waterscape, allowing you to enjoy the sounds of nature while extending your outdoor living season. TWO GAS FIREPLACES provide warmth and comfort. This ONE-LEVEL RANCHER offers over 1,400 SQ.FT. of living space with 2 BEDROOMS, 2 BATHROOMS, and a SINGLE CAR GARAGE (21'9" L x 11' W x 8'6" H). The spacious primary suite features a LARGE BAY WINDOW with picturesque water views, a WALK-IN CLOSET, and a 4-PIECE ENSUITE. Elegant CROWN MOULDINGS and WAINSCOTING add timeless character and charm throughout the home. Enjoy peace of mind with PEX PLUMBING (NO POLY-B), a NEWER ROOF, NEWER AIR CONDITIONING, EXTRA ATTIC INSULATION, and SOME UPDATED WINDOWS. Embrace one of Kelowna's PREMIER RETIREMENT LIFESTYLES with access to a TOP-TIER CLUBHOUSE featuring indoor and outdoor pools, hot tub, library, games room, dance floor, expansive patio, and a full calendar of weekly social activities. RV PARKING is available for those who love to travel. Conveniently located just minutes from Guisachan Village, Kelowna General Hospital, shopping, Starbucks, and everyday amenities, you'll have everything you need close to home. Pet friendly with 1 DOG OR 1 CAT permitted (size restrictions apply). (id:6769)

Family room 16' x 14'

Dining room 10'9" x 7'

Other 5'6" x 20'

Sunroom 7'6" x 14'6"

Living room 12'9" x 15'

Kitchen 10' x 11'

Other 21'9" x 11'

Laundry room 11' x 7'

3pc Bathroom 6'5" x 6'

Bedroom 11' x 12'

4pc Ensuite bath 6'6" x 9'

Primary Bedroom 11' x 13'

Listing Presented By:



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

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