



2330 Butt Road 184 West Kelowna British Columbia

\$725,000

Welcome to one of the largest homes in the sought-after 45+ gated community of Sun Village in West Kelowna. Offering approx. 2,757 sq. ft. of living space (including a 986sqft basement that is ready for your ideas) plus 747 sq. ft. of premium quality crawl space storage, this beautifully maintained 2-bedroom+Den home delivers exceptional comfort and value. Quality finishes include engineered hardwood flooring, granite countertops, and an instant hot water feature in the kitchen--perfect for tea lovers. The kitchen has incredible space for cooking wonderful meals and enjoying time with family and friends. The bright enclosed sunroom extends your living space, while the den/office overlooks tranquil backyard waterscapes. The cozy family room features an upgraded natural gas fireplace, ideal for those cool Okanagan evenings. The Primary bedroom has plenty of space for your bedroom suite and you'll love the large walk-in closet and the primary ensuite bathroom. There is roughed in plumbing for a future 3rd bathroom in the basement area. Major updates include furnace and A/C (2014) and hot water tank (2019), offering peace of mind. Step outside to a landscaped yard with irrigation and natural gas BBQ hookup for easy outdoor living. Ideally located just steps to the clubhouse and close to RV/boat storage. +++ Poly-B plumbing has been replaced and the Lease is PAID OUT adding significant value. Enjoy secure, low-maintenance living in one of West Kelowna's most desirable communities. (id:6769)

- Utility room 14'11" x 10'6"
- Workshop 14'11" x 8'7"
- Recreation room 30'6" x 20'7"
- Sunroom 13'9" x 16'8"
- Foyer 8'7" x 5'4"
- Full bathroom 7'11" x 5'11"
- Laundry room 8'4" x 8'2"
- Bedroom 11'3" x 11'4"
- 4pc Ensuite bath 7'10" x 10'11"
- Primary Bedroom 20'7" x 10'11"
- Family room 16'5" x 14'1"
- Kitchen 18'11" x 9'5"
- Dining room 12'4" x 13'5"
- Living room 20' x 13'6"

Listing Presented By:



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Royal LePage Kelowna

<http://www.jasoncoward.ca/>

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