



## 3854 Brown Road 206 West Kelowna British Columbia

\$359,900

Rare Opportunity in Linden Estates - 55+ Community! Enjoy spacious, easy living in this well-appointed 1,057 sq ft unit, featuring a large primary bedroom and a versatile second bedroom/office (no closet). Recent updates include modern laminate flooring, appliances (approximately 2022), and an updated bathroom. The generous living room offers a cozy gas fireplace and direct access to a large North/North-East facing deck, perfect for enjoying cooler, shaded outdoor space. Conveniently located within walking distance to groceries, bank, doctor's office, as well as Crown & Thieves Winery and Truck 59 Cider House and the new city hall and library. Pet-friendly (one dog or one cat, up to 14" at the shoulder), workshop and car wash area in the parkade. Don't miss this rare chance to live in a highly desirable location with so many amenities nearby! Price includes dining room table and chairs, BBQ on the deck. (id:6769)

Laundry room 7'3" x 5'1"

Bedroom 15'2" x 9'3"

4pc Bathroom 8'5" x 4'11"

Primary Bedroom 15'4" x 11'8"

Kitchen 13'0" x 8'

Dining room 12'6" x 8'3"

Living room 13'4" x 16'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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

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