



## 2070 Boucherie Road 207 West Kelowna British Columbia

\$499,000

**\*\*NO PTT OR SPEC TAX\*\*** Welcome to your dream condo at the highly coveted Tuscany Villas, featuring an exclusive 800+ sq ft outdoor patio -- a rare find in this sought-after community! This exceptional complex boasts solid steel frame construction, ensuring durability & a sense of security, all while offering resort-style amenities, including an inviting in-ground pool, relaxing hot tub, & a vibrant social committee that keeps the community spirit alive. Step inside this meticulously maintained 2 bedroom, 2 bathroom condo where modern elegance meets comfort. The open concept design seamlessly integrates the kitchen, living, and dining areas, creating an ideal space for entertaining or cozy nights in. Features include h/w flooring, upgraded painting, new carpet, upgraded appliances, upgraded washer/dryer, granite countertops, and upgraded lighting. Both spacious bedrooms feature walk-through closets & ensuites, providing the ultimate convenience for you & your guests. This unit also includes a secure underground parking stall & a dedicated storage locker for added peace of mind. Perfectly located just moments from Okanagan Lake and the scenic boardwalk, you'll have easy access to Two Eagles Golf Course, world-class wineries, restaurants, & shopping. Enjoy a serene living environment with a pet-friendly policy & no rentals allowed. The pride of ownership in this community is palpable from the moment you arrive. Don't miss your chance to indulge in this idyllic lifestyle! (id:6769)

4pc Ensuite bath 7'10" x 4'11"

Other 7'8" x 5'11"

Full bathroom 7'8" x 5'1"

Dining room 19'5" x 10'5"

Bedroom 10'10" x 16'10"

Primary Bedroom 10'4" x 15'10"

Living room 13'3" x 14'5"

Kitchen 13'2" x 11'5"

Listing Presented By:



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Royal LePage Kelowna

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

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