



2089 Rose Tree Road West Kelowna British Columbia

\$1,025,000

Privacy. Function. Income potential. Hobbyist dream at an unbeatable price. All in one of West Kelowna's most established neighbourhoods. Welcome to this beautifully updated rancher with a walk-out basement in West Kelowna Estates -- where quiet streets meet unbeatable convenience. Just minutes to schools, park and trails. The main living area showcases a bright, airy open floor plan and a stylishly updated kitchen designed for gathering. Main level living offers: 3 bedrooms plus a den, laundry, upper deck and garage access. Step onto the elevated deck to overlook your expansive, pool-sized yard -- private, and backing onto no direct neighbours. New stairs provide seamless access to the yard, complete with irrigation, a fire pit, space for pool and hot tub. Downstairs offers flexibility with a newly finished recreation room, bedroom and bathroom. A separate self-contained 1-bedroom suite is perfect for an extended family or a mortgage helper income. For the outdoor enthusiast, the property truly shines: 200 AMP service, a detached workshop with rare road access to the rear yard, RV and toy parking. For the gardener, newly raised garden beds are included. Major updates: Roof (2024), H/W on demand (2020), Furnace (2020), AC (2020), Kitchen and appliances (2019), PEX plumbing, Irrigation (2021), Security system, Fresh paint, New carpets and Deck stairs, plus 50K in retaining wall improvements down below by the workshop. This turnkey property is move-in ready, no tenancy in place. (id:6769)

- Partial bathroom 7'7" x 8'4"
- Bedroom 11'11" x 14'5"
- Full ensuite bathroom 4'11" x 7'7"
- Laundry room 6'11" x 6'9"
- Den 12'0" x 9'4"

- Living room 14'3" x 14'0"
- Bedroom 12'3" x 10'4"
- Primary Bedroom 12'4" x 14'6"
- Family room 8'6" x 13'2"
- Living room 8'6" x 13'3"

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