



2202 Mimosa Drive West Kelowna British Columbia

\$495,000

Welcome to Sage Creek, a pet friendly, 45+ Gated Community. Own this 2 br ranch style Home, with a yard and private garage, for the comparable price of a Condo! It's move in ready. Freshly painted and well maintained, all you will need to do is bring your furniture. The large windows and open floor plan provide a bright airy feeling throughout this home. For the chef, the window in the kitchen and a well laid out design, cooking will be a pleasure. Enjoy the free standing gas fireplace for its ambiance, or for heating your home. Comfort in spades. The corner lot adds to the charm, as well as opening up your view, and provides a feeling of extra space. This home is located in a quiet part of the Gated Community, with minimal traffic and friendly neighbors. Be sure to check out the truly amazing, socially active recreation center. Whether, its playing pool, taking advantage of the library, or using the gym and heated deck areas, you'll be sure to enjoy the various options and events. 2202 Mimosa Drive is centrally located, mere blocks to golf, shops, wineries, grocers, and the lake. NO PROPERTY TRANSFER TAX, No GST, No Spec Tax, and NO STRATA FEES! ***AS AN ADDED BOUNUS, the Seller is offering to pay the monthly leaseland fee for the first 3 months after the closing date for your accepted offer signed between April 2 to June 30, 2024. (id:6769)

4pc Bathroom 4'10" x 12'2"

Laundry room 6'6" x 7'4"

Bedroom 10'8" x 9'10"

Primary Bedroom 12'2" x 12'2"

Dining room 7' x 12'1"

Living room 15'4" x 12'2"

Kitchen 10'1" x 12'1"

Foyer 6'11" x 12'1"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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

stillhavn
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