



2095 Boucherie Road 25 West Kelowna British Columbia

\$325,000

Experience lakefront living at a fraction of the cost! This amazing opportunity for first-time home buyers , families or retirees to own a piece of paradise in a well sought after MHP community. This updated 2-beds, 2 bath home, plus a 3rd flex room with a private entrance is located just steps from Okanagan Lake, the beach, and directly across from the boat launch. Enjoy breathtaking lake & mountain views on your deck or work in your beautiful garden beds. A rare bonus includes a detached garage with electrical, perfect for your hobbies or extra storage. The home has been completely updated inside and out, featuring new flooring, drywall, quartz countertops, doors, paint, windows, hardy plank wood siding, stylish light fixtures, and a tasteful backsplash. With over 1400 square feet and an open floor plan highlighted by a stunning island, this home is perfect for family living and entertaining. Recent updates includes a brand new electrical panel, plumbing, hot water on demand (2024), gas furnace (2013), and AC (2013). The pad rent for new buyers is \$800, which includes water, sewer, and garbage. Gross property taxes are \$1,514.44. Families are welcome, but please note that no dogs or rentals are allowed, although indoor cats are permitted. Financing is only available through Peace Hill Trust, and clients should have a minimum credit score of 730 before scheduling a showing, even if paying cash. The lease expires in 2105, and it is recommended to provide proof of credit score with an offer. Please be aware that no RVs, docks, mooring, or fire pits are allowed. Quick possession available. Shady Rest is conveniently located near shops, bus stops, wineries, golf and restaurants. It is one of the many Westbank First Nation (WFN) mobile home parks in West Kelowna and should not be confused with Shady Acres, which was situated on private land. (id:6769)

Listing Presented By:



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REAL ESTATE SERVICES

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Okanagan**

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Bedroom 34'1" x 8'11"

Primary Bedroom 13'1" x 11'0"

4pc Ensuite bath 4'8" x 7'8"

Kitchen 15'9" x 11'0"

4pc Bathroom 4'9" x 8'1"

Dining room 14'0" x 12'0"

Bedroom 10'0" x 11'0"

Living room 10'0" x 11'0"

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