



2440 Old Okanagan Highway 307 West Kelowna British Columbia

\$559,000

Welcome to Bayview Estates, where beautiful lake and mountain views meet unbeatable value. This bright, south-facing 3-bedroom + den, 2-bath walk-out rancher offers a spacious, open-concept layout ideal for comfortable living and entertaining. Enjoy peace of mind with numerous recent upgrades including a new hot water tank -2023, furnace and A/C -2024, and a roof replaced in 2014. The lower level features a sun-filled family room and a versatile den—ideal as a home office, gym, or additional storage. Bonus: autonomous living space on the lower level with separate entrance adds flexibility for extended family or guests. Outside, you'll find a private yard, carport parking, extra storage and room for a total of three vehicles, plus RV parking in the complex (subject to availability). Bayview Estates is a family-friendly community with no monthly lease payments, a low HOA fee of just \$180/month, and a pre-paid lease until 2089, offering long-term peace of mind. Community amenities include three parks, playgrounds, basketball courts, and a dog park. Located just minutes from schools, beaches, boat launches, golf courses, shopping, and award-winning Okanagan wineries. No Property Transfer Tax (id:6769)

Utility room 5'8" x 10'0"

Recreation room 17'6" x 11'7"

Laundry room 12'11" x 8'10"

Kitchen 12'5" x 9'9"

Bedroom 7'5" x 11'6"

Bedroom 11'2" x 11'0"

4pc Bathroom 7'10" x 5'9"

4pc Bathroom 8'2" x 4'11"

Bedroom 10'6" x 12'0"

Other 2'2" x 3'6"

Primary Bedroom 11'8" x 14'5"

Kitchen 12'11" x 10'0"

Dining room 5'6" x 11'2"

Living room 13'6" x 14'8"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://tanyagrانت.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.