



# 1260 Raymer Avenue 312 Kelowna British Columbia

\$565,000

This well cared for 2-bedroom 2-bathroom rancher in Kelowna's centrally located Sunrise Village is a must see! Nestled in a friendly and quiet 45+ adult community, this home shows pride of ownership and boasts tile and laminate flooring, newer roof, gas fireplace, double garage, central vac, air conditioning and a large master suite with ensuite and walk-in closet. You'll find the closed in sunroom off the kitchen offers a cozy bonus space that opens up onto a lovely covered outdoor patio. The large yard is fully landscaped and offers a storage shed, mature trees, privacy screens and NG BBQ. This charming community is well maintained and offers its residents amazing amenities including a heated pool, hot tub, pool tables, fitness centre, clubhouse and dedicated RV parking. Sunrise Village is only a quick drive to downtown Kelowna and spectacular Okanagan beaches, walking distance to shopping at Guisachan Village, convenience, parks and walking trails. THIS ONE IS AVAILABLE AND EASY TO SHOW! (id:6769)

Laundry room 11'1" x 8'9"

Sunroom 13'6" x 8'8"

Family room 11'5" x 13'9"

4pc Bathroom Measurements not available

Bedroom 10'1" x 12'2"

3pc Ensuite bath Measurements not available

Primary Bedroom 11' x 17'1"

Kitchen 13'7" x 11'

Dining room 12'11" x 11'2"

Living room 14'2" x 12'11"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<https://kevinchepil.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.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.