



## 2440 Old Okanagan Highway 331 West Kelowna British Columbia

\$699,900

Welcome to Bay Vista, where homes look out over Okanagan Lake and the valley below. This stunning walk-out rancher has been thoughtfully updated throughout, but the first thing you will notice is the view. Sweeping, uninterrupted Okanagan Lake views that steal the show, especially at golden hour when the far mountainside turns orange and the valley glows. Picture yourself on the covered patio, glass of wine in hand, watching a sunset you will never tire of. Kitchen update in 2023 included extending it to the far wall, offering loads of cabinet space, a central island and stainless steel appliances. Two bedrooms up keep the main level comfortable, while the walk-out lower level adds three more plus a summer kitchen, ideal for extended family, in-laws, or rental income. The upgrades continue throughout: fresh paint inside and out, new flooring on both levels, and something buyers rarely find enough of, tons of storage. Central and convenient, you are minutes from shopping, groceries, top schools, golf courses and transit, all while enjoying that peaceful lakeview lifestyle. As a bonus, no property transfer tax makes this home an even better value. (id:6769)

Storage 6'8" x 9'10"

Den 7'10" x 11'1"

Office 12'5" x 11'10"

Utility room 6'2" x 8'9"

Kitchen 14'8" x 12'0"

Recreation room 16'0" x 17'5"

Bedroom 8'3" x 12'1"

Bedroom 10'9" x 15'8"

4pc Bathroom 6'11" x 4'11"

Other 18'4" x 19'11"

Primary Bedroom 16'7" x 18'8"

Living room 14'4" x 24'2"

Laundry room 7'4" x 10'3"

Kitchen 13'10" x 17'6"

Dining room 13'10" x 7'10"

Bedroom 10'8" x 10'9"

4pc Bathroom 7'5" x 7'3"

3pc Ensuite bath 8'3" x 6'4"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

**stilhavn**  
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