



## 3345 Gates Road West Kelowna British Columbia

\$650,000

Imagine coming home to an adorable rancher where life feels simple, warm, and wonderfully comfortable. Even before you step inside, the large fenced yard invites you to slow down with raised gardens and a greenhouse to grow your own greens, plus fruit trees offering blossoms in spring and fresh-picked treats in summer. Your spacious yard also features underground irrigation, three storage sheds to keep all your tools and toys neatly tucked away and ornamental gardens. Evenings become your favourite time of day as you relax in the hot tub or around the flames of the firepit and stargaze in total privacy, the quiet settling around you. Hosting friends is effortless with a spacious patio, gas BBQ connection, and plenty of room for everyone to relax. RV parking means adventure is always within reach, while brand new furnace and central air conditioner, upgraded efficient windows, wide-plank vinyl floors and new gutters offer peace of mind and year-round comfort in. This charming, well-maintained home is designed to make daily living easy and accessible, with its open concept - your own little sanctuary where life feels just right. Best of all, this is a place where neighbours become fast friends in a truly family-oriented neighbourhood, just steps from the elementary school. Here, life feels effortless, welcoming, and exactly where you're meant to be. (id:6769)

Dining room 13'10" x 11'

Laundry room 10'11" x 8'5"

Bedroom 12' x 9'

4pc Bathroom 8'8" x 5'

Primary Bedroom 13'1" x 12'

Living room 17'5" x 12'5"

Kitchen 14'8" x 11'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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

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