



1881 Boucherie Road 37 West Kelowna British Columbia

\$233,000

Ready to retire or downsize to a peaceful property with superb value? Welcome to this beautifully maintained double-wide home, offering comfort, convenience, and room for hobbies. With a bonus 84 square foot ATTACHED WORKSHOP and a DETACHED SHED PURPOSE-BUILT FOR MOTORCYCLES, you'll have plenty of space for projects, storage, and tools. The LARGE CORNER LOT provides sunny GARDENING AREAS and extra privacy. This home has seen extensive updates for worry-free living: STAINLESS SAMSUNG KITCHEN APPLIANCES WITH UNDER-SINK WATER FILTRATION in 2020. And in 2021, NEW ELECTRICAL PANEL, GAS FURNACE, GAS HOT WATER TANK, WASHER, DRYER, WATER SOFTENER, AND HOOD FAN. Other updates include VINYL PLANK FLOORING, windows and insulated heat-tape on the water lines underneath. Located in a QUIET COMMUNITY, you'll appreciate the peaceful setting while staying close to all West Kelowna has to offer--lake access, shopping, transit, Two Eagles golf, and the wine trail are just minutes away. Enjoy the comfort of a move-in ready home in a WELCOMING 55+ COMMUNITY. As there are no pets or rentals, this is an exceptionally quiet and calm place to enjoy life. The 12 x 14 foot detached shed is ramp-equipped with a heavy-duty floor, well-insulated, and permitted. Two covered deck spaces and two paved parking spots. Come see all this property has to offer and join the Westgate community! Pad Rental will be \$728.86/month (includes water, sewer, snow removal, garbage pickup). 2025 property taxes \$1438.14. (id:6769)

Workshop 13' x 11'5"

Workshop 7'5" x 11'4"

Laundry room 8'1" x 7'9"

3pc Bathroom 7'11" x 5'1"

3pc Ensuite bath 8' x 11'9"

Bedroom 11'4" x 9'9"

Primary Bedroom 12'8" x 12'6"

Kitchen 11'3" x 14'1"

Dining room 8'4" x 8'2"

Living room 12'9" x 18'7"

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://akloewen.ca/>

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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

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