



# 2070 Boucherie Road 402 West Kelowna British Columbia

\$525,000

Welcome to Tuscany Villas. This spacious 2 bed + large den, 3 bath condo offers one of the larger floor plans in the building, with lake and mountain views plus a pool-side setting. The open living area features hardwood flooring, large windows, a granite kitchen with stainless steel appliances, and access to outdoor space for morning coffee or evening wine. Both bedrooms are well separated, each with its own ensuite, giving the home a true dual-primary feel. The large den is a rare bonus for guests, and the layout gives buyers space to live, work, and host without feeling cramped. Secure covered parking and a storage locker are included. Tuscany Villas is a concrete/steel building with an outdoor pool, hot tub, clubhouse, secure entry, and underground parking. Minutes to wineries, beaches, golf, shopping, restaurants, and daily amenities. Strata fees include heating, water, insurance, ground maintenance, recreation facilities, trash and snow removal. No property transfer tax. A strong option for buyers wanting space, views, and low-maintenance Okanagan living. (id:6769)

Other 5'9" x 7'10"

Other 7'8" x 7'2"

Den 11'3" x 14'3"

2pc Bathroom 4'8" x 5'

3pc Ensuite bath 4'11" x 7'10"

Bedroom 15'2" x 10'9"

5pc Ensuite bath 8'3" x 7'9"

Primary Bedroom 14'10" x 14'1"

Living room 19'11" x 13'5"

Kitchen 14'9" x 18'6"

Dining room 7'5" x 4'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://www.sellingkelownarealestate.com/>

**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.