



## 595 Yates Road 405 Kelowna British Columbia

\$675,000

Hot retirement listing in central Glenmore! Seize the opportunity to enjoy tranquil water views & privacy within the desirable Sandpointe 55+ gated community! Enjoy the convenience of nearby shopping, clinics, dining, & Tripke Bakery—all within a safe walking distance; plus a quick walk to the nearby Clubhouse with fitness center, indoor & outdoor pool, hot tub & events room with full kitchen. The Sandpointe bulletin board is always filled with invitations to coffee groups & community events that will help you feel right at home. Within the privacy of your own home, you will appreciate the simplicity of an immaculate 2-bedroom, 2-bath detached rancher that features approximately 1,315 sq. ft. of living space, complete with two fireplaces, a 4-piece ensuite & side-by-side laundry room. Updates include the roof, garage door, microwave & gas furnace(2017). Relax on your south-facing covered patio, surrounded by the tranquility of a creek water feature & mature trees. It's time you start thinking of an affordable downsize & embrace a more simple & relaxing retirement lifestyle. Quick possession available and the probate has passed. 2 Dogs or 2 Cats allowed under 15" to the shoulder. Long term rentals supported & RV parking options available as well. Reasonable \$327.96 monthly strata fees. Book your private viewing today. (id:6769)

Kitchen 13'10" x 11'  
Family room 14' x 11'  
4pc Bathroom 5'5" x 8'  
4pc Ensuite bath 10'2" x 6'  
Primary Bedroom 18' x 13'6"

Bedroom 11'5" x 10'9"  
Living room 14' x 12'  
Dining room 14' x 12'  
Laundry room 8'10" x 7'11"  
Foyer 5'6" x 6'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.goldilocksestates.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
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