



# 2330 Butt Road 407 West Kelowna British Columbia

\$599,900

Refreshed with an incredible price, well below the assessed value. Lease has been paid in full. Welcome to Sun Village, a very desirable 45+ community in the heart of West Kelowna! This 1,823 square foot rancher sits in a very quiet section of the complex with no through traffic. It features 2 spacious bedrooms plus a flex room - great for guest bedroom, office or hobby room. 2 full bathrooms, and an oversized double garage with a generous workshop space. Abundant parking for you and your guests, unlike many units here. Recent upgrades include: PEX plumbing, vinyl plank and ceramic tile flooring, paint throughout, new stovetop, new microwave (2026), new hot water tank (2025), and new furnace (Dec 2020). Another recent, practical upgrade: relocated irrigation shut-off valve for convenient access without having to enter crawl space. You'll love the sunken living room with vaulted ceilings, eat-in kitchen, and large crawl space for extra storage. The community amenities are unbeatable: indoor pool, hot tub, clubhouse with kitchen and billiards room, library, and social areas. Security gates close nightly and there's even RV parking on-site for your convenience. The location couldn't be better. Walk to great restaurants, Superstore, Walmart, medical offices, pharmacies, and transit. Sun Village offers the perfect lock-and-go lifestyle with up to two dogs welcome (20" to shoulder max). This is 45+ living at its finest in one of West Kelowna's most convenient locations. (id:6769)

Foyer 10'0" x 6'0"

Bedroom 11'9" x 11'3"

Kitchen 20'9" x 10'6"

4pc Bathroom 11'0" x 7'5"

3pc Ensuite bath 11'0" x 7'0"

Den 17'3" x 11'0"

Primary Bedroom 15'11" x 12'2"

Dining room 13'6" x 9'8"

Living room 21'10" x 15'7"

Listing Presented By:



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