



## 2095 Boucherie Road 41 West Kelowna British Columbia

\$324,900

DON'T MISS OUT ON OWNING A WATERFRONT PROPERTY WITH A MILLION DOLLAR VIEW under 325K. This well kept updated 1973 features an open floor plan, spacious living room, 2 beds, Den 2 baths and a fireplace to cozy up to during those whimsical winter months and enjoy the most amazing 180 unobstructed lake/mountain views from inside the home. A magnificent large covered deck overlooking the beach literally at your door step makes this the perfect home to entertain and enjoy the best of the Okanagan lifestyle has to offer all year round with family and friends . This home is perfect for retirees/ families who just want to move in, relax & enjoy the summer or someone who wants a summer/recreational getaway home. Families welcome, no dogs allowed, 2 indoor cats. Financing is available only through Peace Hill Trust. Furnace and AC are older. Sold as is. Electrical has been updated with silver label and additional electrical permit. Need a good credit score of approximately 730 or higher. About 81 years left on lease, expires 2105. Pad rent is \$700 per month. Gross Property tax 2174.50. Priced below assessed value for quick sale. This Park is not for sale!! Shady Acres on the Westside is privately owned and is the one that has been sold for redevelopment NOT SHADY REST. Easy to show. Quick Close Available. (id:6769)

Den 14' x 11'2"

Foyer 11' x 10'

4pc Bathroom 8' x 5'

3pc Ensuite bath 12' x 9'

Bedroom 10'9" x 7'8"

Primary Bedroom 11'2" x 11'

Kitchen 15' x 11'10"

Living room 19'7" x 15'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.franmorash.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.