



## 2070 Boucherie Road 417 West Kelowna British Columbia

\$489,900

Welcome to Tuscany Villas! Gorgeous lake views and effortless resort-style living await in this poolside 2-bedroom, 2-bathroom condo offering 1,150 sq. ft. of interior living plus an incredible 480 sqft covered deck perfect for entertaining, relaxing, and taking in the scenery. This bright, open-concept plan is beautifully finished with newer flooring and a stylish kitchen featuring a large island, granite countertops and all-new stainless steel ThinQ appliances. Every detail has been thoughtfully upgraded, including new lighting throughout, new switches and dimmers, a smart thermostat, and quartz countertops with modern fixtures in both bathrooms. The bedroom sliders are enhanced with UV privacy film, allowing natural light to pour in while maintaining comfort and privacy. Enjoy breathtaking approximately 180-degree lake views through expansive windows and the peace of mind of a solid concrete and steel construction building - designed to be up to 75% quieter and built to last. Air conditioned, pristine and truly move-in ready, this home feels like new. Even better, no Property Transfer Tax applies, adding exceptional value. Tuscany Villas delivers true resort-style living with a beautiful outdoor swimming pool, hot tub - just steps to the beach, trails, wineries, restaurants and shopping. Whether as your full-time residence or the perfect home away from home, this is lakeside living at its finest.

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Foyer 8'1" x 6'4"

Dining room 6'9" x 8'6"

Bedroom 11'1" x 12'1"

4pc Ensuite bath 7'6" x 5'

3pc Bathroom 4'11" x 8'

Primary Bedroom 14'2" x 11'8"

Living room 14'7" x 9'1"

Kitchen 14'7" x 12'7"

Listing Presented By:



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