



## 2035 Boucherie Road 71 West Kelowna British Columbia

\$225,000

Dreaming of lakeside living without breaking the bank? Discover this spacious 2 bedroom/2 bathroom 2008 home in West Kelowna. Featuring a large living room, a well-appointed kitchen with ample storage, and an expansive outdoor deck perfect for enjoying the Okanagan lifestyle. The home offers a desirable split-bedroom layout for enhanced privacy and two skylights that fill the space with natural light and a jacuzzi bathtub located in the ensuite for ultimate relaxation. Recent upgrades include an updated hot water tank, dishwasher, superior vinyl planking flooring, installed leafguard, and fresh paint throughout. Enjoy walking proximity to beach access for those hot Okanagan days and evenings. A beautiful shed provides additional storage. The property boasts attractive landscaping with mature peach and cherry trees and a fenced yard. Gross annual taxes are \$1272. Prospective buyers are encouraged to know their credit score prior to requesting a viewing (a score around 730 is typically required). Please note, while cats and small pets are welcome, dogs are not permitted. This is a must-see property. (id:6769)

Laundry room 5'0" x 4'7"

4pc Ensuite bath 9'0" x 5'0"

Full bathroom 7'0" x 5'0"

Bedroom 11'0" x 10'8"

Primary Bedroom 13'0" x 11'7"

Kitchen 17'0" x 13'0"

Living room 13'3" x 13'0"

Listing Presented By:



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Royal LePage Kelowna

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