



## 2005 Boucherie Road 137 Westbank British Columbia

\$225,000

NOW OFFERED AT A NEWLY REDUCED PRICE - Lakefront Living with Private Beach Access - Wheelchair Accessible! Welcome to Jubilee Mobile Home Park, one of the most desirable communities on Okanagan Lake! This charming double-wide home is perfectly situated on a quiet no-through street, offering privacy, tranquility, and breathtaking surroundings. Enjoy exclusive private beach access, ideal for summer fun, while the park's nighttime security provides peace of mind. Step outside and embrace the expansive yard that wraps around the home, featuring multiple outdoor living spaces, spacious decks, and an abundance of fresh fruit from your own Cherry tree, Apple tree, and berry bushes (raspberry, blackberry, and Saskatoon). Need a workshop or creative space? The detached she/he shed with power is perfect for hobbies or extra storage. Inside, you'll love the bright and airy feel with natural light pouring in. With nearly 1,500 sq. ft. of living space, this home offers 3 bedrooms, an office/den, and 2 bathrooms. The brand-new furnace ensures year-round comfort, while the wheelchair-accessible design, including ramps and oversized entryways, makes this home adaptable for all. Jubilee Park requires a minimum credit score of 730 for approval. Financing is available exclusively through Peace Hill Trust. Please note: no rentals or dogs allowed. Don't miss out on this rare opportunity to own a piece of paradise on Okanagan Lake! View a video tour here: [https://youtu.be/Gvsvy\\_bXEC-4?si=hbvUaSOIKtc7JAgM](https://youtu.be/Gvsvy_bXEC-4?si=hbvUaSOIKtc7JAgM) (id:6769)

Workshop 7'3" x 11'4"

Primary Bedroom 12'2" x 14'

Office 8'3" x 8'10"

Living room 12'2" x 16'1"

Laundry room 8'3" x 8'6"

Kitchen 12'2" x 12'4"

Dining room 12'2" x 10'5"

Bedroom 9'11" x 11'3"

Bedroom 12'2" x 11'3"

4pc Bathroom 8'2" x 5'5"

3pc Ensuite bath 12' x 4'1"

Listing Presented By:



Originally Listed by:

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