



## 3620 Brown Road 17 West Kelowna British Columbia

\$649,000

Welcome to Gateway Urban Village, located in the heart of Westbank Centre! Just steps away from everyday amenities, this stylish townhome offers the perfect blend of comfort and convenience. Step inside to the main floor foyer and enter a spacious open rec room that walks out to a private, fenced backyard. This versatile space is already plumbed for a bathroom, making it an excellent candidate for conversion into a third bedroom plus bath. Bring your ideas and create a layout that suits your lifestyle! Parking is a breeze with a single-car garage and additional driveway space. Upstairs, the open-concept main living area offers both style and function, complete with engineered hardwood flooring throughout. The kitchen is a chef's dream, featuring granite countertops, ample cupboard and storage space, a central island with barstool seating, and sleek stainless steel appliances, including a brand-new convection oven with induction stove top. Just off the dining area, a covered deck awaits, complete with a BBQ hookup- perfect for year-round grilling. The bright, spacious living room offers a welcoming space for everyday living or entertaining guests. On the top floor, you'll find two spacious primary bedrooms, each with its own walk-in closet and private ensuite bathroom- offering flexibility for roommates, guests, or a luxurious dual-suite setup for couples. This townhome is a rare opportunity in an unbeatable location. Modern living and room to grow, all at an affordable price point. (id:6769)

Primary Bedroom 11'4" x 10'9"

Partial bathroom 4'11" x 4'11"

Kitchen 13'2" x 13'3"

Living room 16'7" x 15'

Dining room 11'2" x 9'9"

Full ensuite bathroom 4'11" x 8'9"

Full ensuite bathroom 8' x 4'11"

Primary Bedroom 11'4" x 16'3"

Recreation room 16'9" x 19'10"

Foyer 6'8" x 15'4"

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Royal

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