



## 550 Yates Road 212 Kelowna British Columbia

\$799,000

DESIRABLE SANDALWOOD 55+ GATED COMMUNITY! FREEHOLD BARELAND STRATA TITLE .091 ACRE! ON THE WATERSCAPE! DOUBLE GARAGE! NO POLY B WATER PIPING! QUICK POSSESSION! Detached 1,465 square foot rancher with 2 bedrooms, 2 full bathrooms. All available window coverings & appliances included. Features include: Roof June 2025 \$12,960, Furnace & Air Conditioner Sept 2020 \$9,758.58, low monthly maintenance fee \$335, vaulted ceiling, hardwood & tile floors, bay windows, formal living room/dining room with fireplace, great room / kitchen open plan with fireplace & access to covered patio & waterscape, underground irrigation. One of the best complexes for amenities: social functions, indoor/outdoor pools, hot tub, exercise room, games room with pool tables & more, library, BBQ grill on patio, kitchen that can accommodate 120 people, mailroom, 45 RV parking spaces (as available with low fee TBD). Rentals allowed with restrictions (55+). One cat & one dog allowed (no height or weight restrictions) or 2 cats, dogs exhibiting aggressive behavior are prohibited. Incredible central location close to shopping, medical center, restaurants, walking trails and more. Hot Water Tank 10 years old sold "as is". (id:6769)

Other 11'11" x 7'9"

Other 20'4" x 19'5"

Foyer 8'8" x 7'8"

Laundry room 11'4" x 8'

3pc Bathroom 9'5" x 5'

Bedroom 12'7" x 11'2"

4pc Ensuite bath 7'3" x 8'1"

Primary Bedroom 15'3" x 11'3"

Dining nook 8' x 7'2"

Dining room 8'7" x 14'7"

Family room 10'10" x 13'2"

Kitchen 9'10" x 10'5"

Living room 13' x 13'1"

Listing Presented By:



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<http://bc.onepercentrealty.com/agents/151>



Royal

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