



2247 Westville Place West Kelowna British Columbia

\$929,000

Updated 4 bedroom, 3 bath 2681 sq. ft. Walkout Rancher with fabulous views of West Kelowna, Okanagan Lake and the mountains. Quiet cul-de-sac location. Huge deck with lots of entertaining space. Large, fenced & landscaped back yard. Lots of recent updates (mostly 2022/2023) include a completely new exterior, with Hardi Plank siding, a brand new roof, soffits & gutters, brand new garage c/w lots of light, 10 ft. ceiling & man door. New support posts for deck & back of house, new doors & vinyl windows. Interior updates include new paint, lighting, and extra high quality vinyl plank flooring in kitchen/family room & front entry. Oversize 75 US gallon hot water tank, furnace and air conditioning are all new. Copper plumbing has been completely updated. Beautiful hardwood flooring in living room, dining room and bedrooms. Vaulted ceiling in living and dining room plus great views from primary bedroom, living room and kitchen/eating area. Location is close to shopping, golf, beaches, wineries, biking and hiking, and more. It's also less than 15 minutes to downtown Kelowna. The wood burning fireplace in the eating area/den is decommissioned. The gas fireplace downstairs is working. Suite Potential. There may be potential to build a kitchen downstairs as there was a wet bar previously. Buyers would have to satisfy themselves as to the feasibility. Several things that aren't immediately noticeable were updated in the roof area and under the deck. (id:6769)

Laundry room 8'2" x 5'10"

3pc Bathroom 7'2" x 5'6"

Bedroom 13'2" x 8'11"

Bedroom 14'11" x 13'2"

Recreation room 33'0" x 14'1"

Other 23'6" x 11'9"

Foyer 12'1" x 4'4"

Full bathroom 7'0" x 7'2"

Bedroom 11'7" x 11'2"

Other 5'7" x 4'8"

3pc Ensuite bath 8'5" x 5'7"

Primary Bedroom 13'9" x 11'10"

Dining room 11'7" x 10'3"

Kitchen 23'3" x 14'6"

Living room 19'2" x 13'10"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.boknowshomes.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.