



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)

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| Laundry room 8'2" x 5'10" | Bedroom 11'7" x 11'2" |
| 3pc Bathroom 7'2" x 5'6" | Other 5'7" x 4'8" |
| Bedroom 13'2" x 8'11" | 3pc Ensuite bath 8'5" x 5'7" |
| Bedroom 14'11" x 13'2" | Primary Bedroom 13'9" x 11'10" |
| Recreation room 33'0" x 14'1" | Dining room 11'7" x 10'3" |

Other 23'6" x 11'9"
 Foyer 12'1" x 7'4"
 Full bathroom 7'0" x 7'7"
 Kitchen 23'3" x 14'6"
 Living room 19'2" x 13'10"

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