



2330 Butt Road 449 West Kelowna British Columbia

\$647,000

2 bedroom + den, 2 full bathroom detached home with thoughtful design enhancements, including an expanded entry foyer and well-balanced layout. Close to restaurants, amenities and golf. Living room with vaulted ceiling and gas fireplace. Spacious dining room open to the living area and conveniently located beside the kitchen. Family room directly off the kitchen with gas fireplace. Kitchen offers granite counters, refurbished cabinetry, island workspace and a window over the sink. Eating area framed by a bay window. Engineered hardwood throughout main living areas; carpet in family room and primary bedroom. Primary suite includes walk-in closet, full ensuite & bay window. Second bedroom and den provide flexible space for guests, office or hobbies. Kitchen and family room provide direct access to the patio, creating seamless indoor-outdoor flow for entertaining. The patio backs directly onto a meandering stream and mature greenery, creating a private, picturesque retreat. Enjoy full sun or use the retractable awning for shade. Major updates include PEX plumbing (Poly B removed), roof (2014), high-efficiency furnace and heat pump (2011), hot water tank (2020), built-in vacuum, tinted windows. Double garage. Partial basement w/ laundry, workbench, window & roughed-in plumbing for future bath. 2 small dogs allowed. On-site RV parking (subject to availability). Clubhouse with indoor pool, hot tub & fitness area. Lease \$245.70/month | Buyout \$41,031. (id:6769)

- Family room 13'2" x 11'
- Other 11'2" x 7'
- Den 10'10" x 10'2"
- Other 10'10" x 5'11"
- Primary Bedroom 17'2" x 10'10"
- 4pc Ensuite bath 9'6" x 7'4"

- 3pc Bathroom 7'6" x 5'8"
- Bedroom 10'10" x 9'2"
- Foyer 16'8" x 5'
- Dining room 13' x 9'7"
- Living room 13' x 13'
- Kitchen 12'4" x 9'4"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.annstanley.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.