



## 3535 McCulloch Road 51 Kelowna British Columbia

\$284,500

Welcome to this beautifully updated 1,180 sq. ft. double-wide modular home, perfectly nestled on one of the most desirable lots in the park. Enjoy the serenity of backing onto private acreage while being just steps away from a community park across the street. Step inside to discover a bright and airy open-concept floor plan, designed for both comfort and functionality. Thoughtful upgrades throughout the home and yard create a space that's both modern and welcoming. Outside, you'll find a fully fenced, level yard that's a true outdoor retreat—complete with a lush lawn, vibrant garden, and a cozy patio perfect for relaxing or entertaining. The underground irrigation system keeps everything green with ease. A spacious yard shed offers two workbenches, electricity, and ample room for projects and storage. In 2020, the home received a significant upgrade with a new asphalt roof, updated trusses, and added insulation for enhanced energy efficiency. Additional features include a new carport and a stunning office or bonus room addition, boasting large windows that overlook the immaculate yard and garden, ideal for working from home or unwinding with a view. Practical benefits include city water service, fiber optic internet, and energy costs that typically range from just \$1,500 to \$1,900 annually. This is more than just a home—it's a peaceful, well-appointed haven you'll be proud to call your own. (id:6769)

Other 12' x 16'

Foyer 11'3" x 4'0"

Bedroom 9'0" x 9'0"

Primary Bedroom 14'8" x 11'2"

4pc Bathroom 8'0" x 5'0"

Kitchen 10'7" x 9'7"

Dining room 9'7" x 8'0"

Living room 17'11" x 14'0"

Listing Presented By:



Originally Listed by:  
CIR Realty



Royal

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