



# 2035 Boucherie Road 94 Westbank British Columbia

\$325,000

This almost new, contemporary home is located steps to beach, on one of the best managed Waterfront parks, centrally located minutes from wineries, hiking trails, shops, restaurants, schools, public transit & golf. Just move in and relax and enjoy the Okanagan lifestyle. This home has been completely renovated inside/out & features 2 beds, 2 baths, open floor plan with high ceilings, skylights that make it bright & spacious with high end vinyl plank flooring to match the beautiful paint colours with an amazing feature wall with fireplace to enjoy those cosy winter months. Updates include windows, roof, plumbing, furnace, AC, siding, Hot water on demand & new appliances. No expense has been spared on this home, everything is brand new. Beautiful custom, designer kitchen & bathrooms with quartz countertops & stylish tiled backsplashes. Unique to this home is a 15 x 9 utility/laundry room & more space for storage/office. The outside shed has electrical wiring that can be used as a workshop/art studio or whatever your heart desires. The home is also beautifully landscaped with lush green lawn & fenced. No dogs, 2 indoor cats allowed, financing is only through Peace Hill Trust. Require a good credit score of around 730 range. Approximately 81 years left on the head lease expiring 2104. Pad rent is \$725 mth /includes water/sewer/garbage. Gross property taxes is \$801yr (id:6769)

Workshop 11'0" x 7'0"

Laundry room 15'9" x 9'7"

Partial ensuite bathroom 4'5" x 6'0"

Primary Bedroom 17'3" x 9'3"

Bedroom 11'6" x 11'9"

5pc Bathroom 8'0" x 7'2"

Kitchen 13'0" x 11'0"

Living room 15'2" x 9'0"

Dining room 11'0" x 11'0"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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