



## 2098 Boucherie Road 85 Westbank British Columbia

\$249,000

LAKEVIEW HOME located in one of the best managed & most sought after 55 plus Parks. Golden Homes is centrally located within walking distance to beaches, wineries, hiking trails, shops, restaurants, & public transit. This immaculate & well-maintained home is on one of the largest Lakeview corner lots with garden beds and a handy shed for extra storage. The spacious yard is ready for you to create your own outdoor oasis. The home features 2 beds, 2 baths, a grand A-frame living room with vaulted ceilings, new gas fireplace, large bright windows with stunning Lake & Mountain views to enjoy those whimsical winter months. The open concept kitchen, dining room & coffee bar with updated SS appliances make this area perfect for gatherings. The large primary bedroom has his and her closets & ensuite with double wide shower for easy access. Second bedroom/den has adjoining full bath for convenience & privacy. Extra bonus space is located off the entrance for a workshop space or storage area. The amazing & private wrap around deck is ideal to enjoy the Okanagan lifestyle all year round. A covered carport and spacious driveway offers ample parking. Many big ticket items completed which include new gas fireplace insert, hot water tank Nov 2023, underbelly insulation & membrane 2024, vinyl plank flooring, windows, furnace, AC, plumbing & electrical. Pad fees \$600.00 month, water/ sewer is \$59.38, Gross Taxes \$948.02 /1 dog/no height restrictions or 1 cat. Quick Possession. A MUST SEE ! (id:6769)

Foyer 13'11" x 10'5"

4pc Bathroom 9'10" x 5'0"

Bedroom 11'4" x 10'4"

3pc Ensuite bath 9'4" x 5'2"

Primary Bedroom 17'5" x 11'8"

Dining room 11'10" x 11'9"

Kitchen 12' x 11'10"

Living room 23'4" x 15'9"

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Listing Presented By:



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