



## 7841 97 Highway 107-3 Lake Country British Columbia

\$314,900

**GREAT VALUE FOR A HOME IN A LAKEFRONT COMMUNITY OR RENTAL PROPERTY AS AN INVESTMENT!!**

This inviting 2 bedroom, 2 bathroom townhome sits just STEPS from the lake with private beaches, picnic areas, and a boat launch within this waterfront community of Turtle Lodges. **BONUSES INCLUDE:** Ability to have your own BOAT BUOY in the water, FREE spot in the PARKING COMPOUND for your BOAT or RV, NEW duel fuel FURNACE system valued at \$18k! This community is PET FRIENDLY, no size or number limit (only restriction is no dangerous breeds). No rental restrictions with the exception of Short Term Rentals/AirBnb (nothing less than 28 consecutive days). Situated in a serene setting with endless local amenities at your fingertips - Kelowna airport, UBCO, Kelowna, Vernon & Winfield shopping centres, bus routes, wineries, orchards, theatres, pubs and restaurants - you will love it's connivence to your favourite spots! The spacious unit is featured on the ground level, is filled with natural light and boasts 2 driveway parking spots. You are greeted inside with a large kitchen, a formal open dining space, living room to cozy up with a fireplace or step through large patio sliding doors to your private patio with room for a BBQ! Residents enjoy year-round activities, from boating, waterskiing, paddle-boarding, kayaking, fishing & hiking in summer to skating, snow-shoeing, hockey, and ice-fishing in winter. Prepaid lease until 2054. This unit has 2 open spots under pergola (does not include garage). (id:6769)

Primary Bedroom 13'5" x 14'5"

Living room 17' x 17'9"

Kitchen 10' x 15'3"

Dining room 9'8" x 9'8"

Bedroom 9'8" x 13'7"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@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.