



2250 Louie Drive 144 Westbank British Columbia

\$780,000

EXCEPTIONALLY RARE detached Rancher in Westlake Gardens with fully finished lower level, over 3000 sq. ft. total. This beautiful home was substantially renovated in 2023 and features, new flooring, paint, light fixtures, vaulted ceilings in the living room, formal dining room, brand new cabinets, quartz counters, stainless steel appliances in the kitchen, skylight, large family room off kitchen with new gas fireplace insert & access to the patio from the kitchen. The primary bedroom is oversized with a massive walk-in closet & brand new spa inspired ensuite that you're sure to enjoy as you soak away the toils of the day. The lower level has room for the whole family to come visit with a massive Rec Room, bedroom (has window but not closet), huge flex room that is currently used as a gym, laundry room, full bathroom with jetted soaker tub and a large storage room. This home is 1 of only 3 fully detached rancher in Westlake Gardens with a full basement & room to park 2 vehicles in the driveway. Furnace replaced 2016 and all Poly B has been replaced. Westlake Gardens is centrally located, 19+ gated community w/i walking distance to Coffee Shops, Restaurants, Pharmacy & shopping. The Clubhouse has many activities & features pool table, indoor/outdoor kitchen for their events. The lease is pre-paid, no Provincial Property Transfer Tax or Spec Tax. This home is in a great setting & priced under the 2024 assessed value! Don't delay! Nothing to do but move in and ENJOY!!! (id:6769)

- Den 14'8" x 8'4"
- Other 13'5" x 17'10"
- 4pc Bathroom 13'1" x 5'0"
- Workshop 11'7" x 11'3"
- Laundry room 10'2" x 12'3"
- Bedroom 13'4" x 13'8"
- Recreation room 13'4" x 25'8"
- Other 13'0" x 15'0"
- 3pc Bathroom 9'0" x 4'9"
- Bedroom 13'1" x 10'10"
- 4pc Ensuite bath 9'6" x 6'0"
- Primary Bedroom 14'10" x 13'1"
- Family room 14'10" x 12'5"
- Dining nook 8'2" x 9'11"
- Kitchen 14'0" x 9'10"
- Dining room 8'6" x 10'6"

Listing Presented By:



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<http://sherylmattice.com/>



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Other 9'6" x 7'9"

Living room 11'9" x 13'2"

Foyer 12'7" x 4'11"