



# 2250 Louie Drive 144 Westbank British Columbia

\$699,900

A Rare Find in Westlake Gardens! Detached ranchers like this don't come up often -- nearly 3,000 sq. ft. of beautifully renovated living space in one of the most desirable 19+ communities around. This home has been thoughtfully updated with new flooring, fresh paint, stylish light fixtures, and vaulted ceilings that flood the main level with natural light. The kitchen is a standout, featuring brand-new cabinetry, quartz countertops, stainless steel appliances, and a skylight that brightens the entire space. The cozy family room with gas fireplace opens onto a private backyard oasis -- now complete with a gorgeous new high-end patio, pergola, fresh sod, and full fencing -- perfect for relaxing or entertaining. The primary suite offers a generous walk-in closet and a spa-inspired ensuite where you can unwind in style. Downstairs, the fully finished lower level adds tons of flexibility with a large rec room, third bedroom, gym or flex space, full bathroom, laundry room, and ample storage. Double garage, driveway parking, and a fantastic location within walking distance of shops, cafes, restaurants, and everyday conveniences. The community clubhouse also offers social events, a pool table, and a full kitchen for gatherings. With a prepaid lease, no Property Transfer Tax, and no Speculation Tax, this home represents exceptional value in a prime West Kelowna location. Don't miss your chance -- come see this exclusive home in Westlake Gardens! 2 dogs or 2 cats permitted up to 10 kgs (id:6769)

Laundry room 13'11" x 11'11"	3pc Bathroom 9'3" x 4'11"
3pc Bathroom 13'7" x 5'3"	Other 9'3" x 4'2"
Other 7'1" x 27'3"	4pc Ensuite bath 5'10" x 9'6"
Den 13'7" x 17'11"	Other 9'5" x 7'6"
Storage 11'8" x 11'6"	Primary Bedroom 13'0" x 22'10"
Bedroom 13'6" x 13'11"	Family room 20'8" x 14'10"
Living room 13'6" x 25'7"	Kitchen 14'1" x 9'1"
Other 13'0" x 20'0"	Living room 20'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



**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 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.

Bedroom 13'4" x 10'9"

Foyer 4'11" x 6'9"