



## 2095 Boucherie Road 16 West Kelowna British Columbia

\$315,000

Need a large living space for kids, in-laws, or extended family, then look no further. This one of a kind gem is a semi Lakeshore property that is a few steps to the beach in one of the best parks located on the water. The home features close to 1500 ft., 4 beds, 2 baths, 2 kitchens, a cozy wood fireplace during those whimsical winter months and two large decks with mountain & Lakeview to enjoy the Okanagan lifestyle all year round. There is a private Inlaw suite with a bathroom, kitchen, and large bedroom/living room with a private entrance perfect for teenagers or extended guest stays. Updates include freshly painted, flooring, furnace, windows & HWT. Two sheds a patio and an area for creating your outdoor oasis. Ideally located close to all amenities, restaurants, wineries, golf, schools & transit. Families are welcome, no dogs, no rentals, indoor cats allowed, financing only through Peace Hill Trust. Please know your credit score before scheduling a showing. You need to be around the 730 range even if paying cash Lease expires 2105, about 81 years left on the lease. Keep offers open 24 hours. It would be advantageous to provide proof of credit score with offer. No RV, dock, mooring, or fire pits allowed. (id:6769)

Foyer 7'10" x 5'5"

Bedroom 15'7" x 11'2"

Kitchen 9'6" x 8'0"

3pc Bathroom 7'8" x 6'6"

Bedroom 11'6" x 9'4"

4pc Bathroom 8'10" x 7'2"

Primary Bedroom 11'4" x 11'1"

Laundry room 7'5" x 5'7"

Kitchen 8'0" x 7'5"

Dining room 8' x 8'

Living room 14'8" x 15'10"

Bedroom 10'5" x 11'4"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.franmorash.com/>



**Royal LePage Locations West Realty**

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