



1999 97 Highway 197 Kelowna British Columbia

\$225,000

Welcome to this Spacious 3 Bed + Den, 1 Bath Home in the Quiet 18+ Westview Village. With 1,331 sq ft All on One level, this Well-kept Home offers Great Value + Lifestyle. MAIN FLOOR: Large 17' x 13' Living room + Bright Kitchen with adjacent dining space. Three Generous Bedrooms + full 3-pce bath. In-unit Laundry, Central A/C + Forced Air Heat for year-round Comfort. DEN: Flexible Bonus Space ideal for a Home Office, Craft Room, or Guest Overflow -- separated for privacy + focus. FRONT PORCH: Expansive 13.5' x 7.5' Covered area perfect for Relaxing, Hosting + Enjoying the Okanagan Evenings. BACK PORCH: Quiet, Covered retreat ideal for Rocking Chair evenings or Peaceful moments with a Book. BACKYARD: Private + Low-Maintenance with Parking for 2. GARDEN: Room to plant your favorite Flowers, Herbs or Veggies -- a Great Space to Unwind + Enjoy Nature. APPLIANCES: New Washer and Dryer, Matching White Kitchen Appliances, Dishwasher SS liner PARK: Pad rent \$651/month (includes snow removal, garbage, recycling, management). Quarterly Water/Sewer \$177. Pets allowed (w/restrictions). No rentals. Park rules available. Peaceful Setting + Functional Layout = Easy, Affordable Okanagan living. (id:6769)

Laundry room 10'6" x 4'10"

Dining room 12'3" x 9'7"

Den 9'10" x 11'5"

Bedroom 10'5" x 13'2"

3pc Bathroom 10'2" x 13'2"

Bedroom 9'8" x 10'7"

Primary Bedroom 10'2" x 13'2"

Kitchen 13'2" x 12'

Living room 17' x 13'3"

Listing Presented By:



Originally Listed by:
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