



# 3359 Cougar Road 2 West Kelowna British Columbia

\$655,000

One owner townhome - never been rented - in the first, more spacious area of Tesoro Arca (aka Townhomes for Toys). This two bedroom, 2.5 bath two-storey townhome with an ELEVATOR to all floors, is spacious, freshly painted, and has had numerous upgrades. The furnace and AC have been replaced, as well as the hot water tank. A gas heater was installed in the garage, a gas BBQ connection on the deck, and a hot tub was installed on the deck as well. The elevator controls have been replaced from the original and work great. It has a central vacuum system, and a NEST-controlled deadbolt, thermostat, doorbell and interior cameras. Filtered cold water to the kitchen tap. One bedroom and full bath on the main living floor, and the primary bedroom, ensuite, walk-in closet, and a large loft area on the top floor. It also has the perfect garage for your RV or your boat - big and spacious, (50 deep x18.75 wide x14 high) with your own RV septic drain! Plus a mezzanine area and a half bath in the garage. This area of the complex has more room between buildings, so its easy to bring your RV in and out. From the top floor you can see the Mission Hill Winery bell tower and the lake. Close to amenities and yet in a quiet area of West Kelowna. Also a good option if you go away in winter - great lock-up-and-leave! On WFN land, so the BC rental restrictions do not apply. No GST or Property Transfer Tax either. Quick possession! (id:6769)

- Loft 14'5" x 12'10"
- Full ensuite bathroom 11'8" x 9'8"
- Primary Bedroom 21'9" x 18'7"
- Workshop 50' x 18'9"
- Foyer 7' x 4'3"
- Partial bathroom 7'9" x 3'8"
- Full bathroom 8'2" x 5'3"
- Bedroom 12' x 13'
- Living room 23'7" x 14'3"
- Kitchen 12' x 10'

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