



2069 Mallard Drive Westbank British Columbia

\$705,000

Relax and enjoy effortless living where pride of ownership shines throughout in this three-bedroom rancher. This high quality home is located on a quiet street in the 45+ Community of Sage Creek. This home has lovely curb appeal. The Peach Tree, many say, produces the best of the Okanagan! The charming extended aggregate patio features a custom electric awning and a retractable side sunshade. The perfect quiet spot for morning coffee, afternoon wine with neighbours and evening nightcap! The private sanctuary on the back patio features a newer hot tub professionally installed and is shaded by a gazebo. The property lined greenery is easily maintained with irrigation. The heart of this home is the Beautiful Gourmet Kitchen, it features maple cabinetry with crown molding, quartz countertops and a five burner gas stove crowned with a high end hood fan. The luxurious herringbone tile backsplash adds a sophisticated touch. The custom island with clever storage solutions. The upgraded Maytag stainless steel appliances are still under warranty. The spacious primary suite offers a walk-in closet and a stylish 4-piece ensuite featuring dual vanities and Corian counters. There is a second full bathroom off the front hall foyer. The ample sized two other bedrooms are presently used as a guest room and a TV room/den. A double garage with generous 8ft high built-in cabinetry for ample storage solutions. Additional storage in the crawl space. Bonus Features: Hot Water on Demand. Foyer Solar Sun Tube, Central Vacuum, Water Softener. Central Air. 2 Living room floor electrical outlets. Extra cable outlets. No Property Transfer Tax or Speculation Tax! Sage Creek's Clubhouse amenities: gym, library, games room, community patio, etc. Close to Golf Courses, Okanagan Lake and everyday conveniences. Original homeowners have created a happy and loving home surrounded by wonderful neighbours...

Other 17'9" x 19'10"

Laundry room 15'1" x 6'1"

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

Bedroom 13'8" x 11'5"

Bedroom 10'11" x 11'5"

4pc Ensuite bath 7'10" x 8'1"

Primary Bedroom 14'9" x 13'11"

Dining room 7'2" x 18'0"

Living room 15'4" x 18'0"

Kitchen 10'0" x 15'0"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



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