



# 2091 Rose Tree Road West Kelowna British Columbia

\$1,044,800

PRICED TO SELL!!! This gorgeous and updated Rancher w/o basement home is perfect for anyone that would love to have an income helper through a lovely "Legal 2 bdrm Suite". 3 bdrms on the main floor with updated kitchen & appliances, countertops, sink/tap , backsplash. Opening to a family room with a stone gas fireplace and vaulted ceilings. Main floor & suite laundry. Walk in closets and full ensuite in the primary bedroom. Updated bathrooms throughout. Retractable roof and side skirts on sundeck. The main floor also lends itself to a den downstairs perfect for a weight room. The legal suite boasts 2 bedrooms and has updated, kitchen, bathroom and partial updated and heated flooring. Updated HWT and filter system. B/I Vac. 2 car garage/ storage, plus a side door leading to a fully landscaped fenced backyard with full behind street access and parking for your tenants & RVs. Enclosed Lounging gazebo & hot tub on concrete, 2 storage sheds & garden greenhouse. Parking for 3 vehicles in the front of the garage as well. Certainly this home has been well updated and maintained. Move in ready with tenants in suite. Lease Nov 2024. \$2100/mo inc. Util. Schools nearby in a very safe and comfortable neighbourhood. The listing agent does not guarantee the accuracy of the information and measurements should be verified by the potential Buyer(s) if deemed necessary. If Buyer's Agent not present for the showing or write the original offer, buy side commission reduced by 50%. (id:6769)

- Bedroom 10'8" x 10'7"
- Full bathroom 9'0" x 4'10"
- Bedroom 12'8" x 12'2"
- Living room 12'6" x 21'8"
- Dining room 12'8" x 11'2"
- Kitchen 10'8" x 9'1"
- Laundry room 7'8" x 7'6"
- Den 10'8" x 10'5"
- Primary Bedroom 13'0" x 12'10"
- Bedroom 10'11" x 10'5"
- Laundry room 5'6" x 4'11"
- 4pc Bathroom 7'5" x 4'10"
- Living room 15'10" x 10'5"
- Dining room 10'8" x 10'5"
- Kitchen 11'5" x 11'3"
- Bedroom 11'5" x 11'3"
- Bedroom 11'5" x 11'3"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<http://www.mikesingleton.ca/>



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Other 6'0" x 5'1"

Foyer 8'10" x 4'4"

4pc Ensuite bath 7'5" x 4'11"