



## 2172 Mimosa Drive Westbank British Columbia

\$524,900

PRICED TO SELL at \$68,000 under tax assessed value and NO PROPERTY TRANSFER TAX! Don't miss out on your opportunity to live in one of West Kelowna's premier gated communities directly across from Two Eagles Golf Course and within walking distance of shopping, dining and so much more! Sage Creek is an adult (45+) gated community boasting a beautiful, state of the art clubhouse including a fitness center, party facilities and games room. This cozy 2 bed/2 bath rancher is the perfect downsize allowing you to enjoy single family living with the ease of a low maintenance yard and exposed aggregate patios including a hot tub. This "Swallow" floorplan enjoys 9 foot ceilings, a huge primary bedroom with walk in closet and ensuite, a 2nd bedroom and full bath for guests and a spacious open concept kitchen, dining and living room. The kitchen includes stainless steel appliances and a large, quartz eat at peninsula and a skylight for ample natural light. The 1.5 garage has room to park plus a workbench and space for all the toys or perfect for a motorcycle or bicycle storage. Hot water tank replaced in 2020 and furnace in 2022 so nothing to do but move in and start enjoying the fabulous Okanagan! Call now for more information or to book your personal tour! Lease fee \$625 per month. (id:6769)

Laundry room 6'2" x 7'10"  
4pc Bathroom 8'4" x 4'10"  
Bedroom 8'6" x 9'5"  
3pc Ensuite bath 8'11" x 9'

Primary Bedroom 12'1" x 14'3"  
Dining room 13'3" x 9'4"  
Living room 17'4" x 17'1"  
Kitchen 12'2" x 9'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna  
<http://makingtherightmove.ca/>

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.