



2353 Hawks Boulevard West Kelowna British Columbia

\$769,900

Walk out two-storey home with stunning lake and valley views perfectly situated close to all amenities. Walk to big box stores, grocery stores, restaurants, coffee shops, and much more. The large main living area featuring 9-foot ceilings and an open concept that create a bright and inviting space. Beautiful kitchen with quartz counter tops and a huge island, perfect for family gatherings and entertaining. Upstairs, you'll discover three spacious bedrooms with ample storage space. The large primary bedroom has a lavish ensuite and walk in closet. Rare bright walk out basement that has been partially finished, and is ready for your ideas. Whether it is an additional bedroom or two or perhaps an in-law suite with separate entrance (basement is fully prepped for bathroom in room tagged as storage in floor plan). The back yard is low maintenance with nobody behind you. All there is to do is enjoy the views! No GST, no land transfer tax, no speculation tax, and a 99-year prepaid lease. Don't miss the chance to be part of this fantastic family-friendly, pet friendly community. Seller is including a \$12,000 allowance to the Buyer for final basement finishings to create your own perfect space. The walk out basement already has been framed and drywalled with the upgraded matching vinyl plank flooring installed in the living room and bedroom. This area would be a great games room with wet bar, or even an in-law suite for family or friends. (id:6769)

Bedroom 11'5" x 11'9"	Other 8'6" x 13'4"
Bedroom 11'5" x 11'9"	Other 17'8" x 21'6"
Laundry room 8'8" x 6'0"	Mud room 3'9" x 10'0"
3pc Bathroom 9'0" x 7'10"	2pc Bathroom 5'2" x 5'8"
5pc Ensuite bath 8'2" x 17'4"	Foyer 8'9" x 12'2"

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