



## 2435 Butt Road West Kelowna British Columbia

\$925,000

Set on a flat & private 0.21 acre lot, 2435 Butt Road offers an outdoor space that's hard to find in the hillside of West Kelowna. Enjoy a fully fenced south-west facing backyard, ideal for young kids, dogs, & avid gardeners. From the mature plum & peach tree to built-in firepit, this yard offers ultimate relaxation. Lounge in the the sounds of nature; or head out for an easy walk to nearby Westbank coffee shops, grocery stores, restaurants, medical clinic, nearby farm acreages & everyday services that make daily life simple without a car. Bus routes & the boardwalk beach are also very close. Inside, the 2,959 sq.ft. home is bright & comfortable, with a semi-open plan, tray ceiling, gas fireplace & plenty of natural light. 3 bedrooms & 2 full bathrooms are located on the main, including a primary bedroom with 3 piece ensuite & a private balcony overlooking the backyard, mountaintops & a small view of Okanagan Lake. Another great feature is the lower level recreational TV room & the 4th bedroom for guests. There is an abundance of space for the main household PLUS an above-ground walkout 2 bedroom LEGAL suite with its own laundry, enclosed patio & lots of outdoor space for parking your tenant vehicles or recreational toys. More recent updates include painting, lighting fixtures & replacement of the air conditioner . Quick possession available. Come view today. (id:6769)

Recreation room 20'4" x 12'7"

Bedroom 15'1" x 13'10"

Office 11'8" x 9'7"

Dining room 10'11" x 11'5"

Kitchen 10'6" x 11'2"

4pc Bathroom 13'6" x 4'8"

Bedroom 8'9" x 12'7"

Laundry room 5'7" x 8'4"

Other 11'8" x 8'7"

Primary Bedroom 11'11" x 14'0"

3pc Ensuite bath 7'9" x 6'2"

Living room 14'10" x 24'10"

Foyer 5'3" x 5'6"

Bedroom 8'11" x 13'4"

Other 12'2" x 8'9"

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Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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Bedroom 10'6" x 11'9"