



# 3452 Camelback Drive Kelowna British Columbia

\$889,900

BEAUTIFUL 3 bdrm + DEN, 2.5 bath VILLA offering peace & tranquility while perfectly situated on Sunset Ranch Golf & Country Club's 2nd Fairway. Step inside this updated walk-out rancher w/double garage, to discover a home meticulously maintained & thoughtfully upgraded. The kitchen w/island, features some newer s/s appliances, new quartz countertops, backsplash & sink. The living room/dining room features vaulted ceilings, new refaced gas f/p, an abundance of windows & access to the covered deck, showcasing lovely serene views, perfect for those evening BBQ's. The primary bdrm is a true retreat, boasting a reconfigured closet & a luxurious 5-piece ensuite recently updated w/new flooring, tile surround, countertops, backsplash & new fixtures. Descend to the lower level to find a large family room w/direct access to a covered patio, wired for a hot tub. This level also includes two large bdrms, a full 4 piece bath & an expansive storage space/workshop area. Recent enhancements further include new flooring on main, fresh paint, new lighting, solar tubes, gas BBQ hook-up, newer built-in vac, reverse osmosis & water softener. The benefits extend beyond the property itself for villas, as the strata covers all landscaping & exterior maintenance, including the roof, duradek & windows, ensuring a worry-free lifestyle. No age restriction & pets allowed w/no size restriction. Only a short drive to YLW, UBCO, shopping, restaurants & other amenities. (id:6769)

Storage 13'4" x 7'4"

Storage 18'2" x 9'3"

Full bathroom 8'3" x 5'3"

Bedroom 14'8" x 12'5"

Bedroom 14'6" x 11'7"

Family room 21'3" x 12'11"

Foyer 11'1" x 5'7"

Laundry room

Partial bathroom 6'7" x 4'10"

Den 12'11" x 9'4"

Other 8'2" x 5'3"

Full ensuite bathroom 9'9" x 8'2"

Primary Bedroom 17'5" x 12'1"

Dining room 10'9" x 10'9"

Kitchen 11'5" x 9'8"

Living room 15'0" x 12'2"

Listing Presented By:



Originally Listed by:  
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