



## 2001 97 S Highway 46 West Kelowna British Columbia

\$449,900

Welcome to this pristine and beautifully updated 2-bedroom, 2-bathroom home in Berkley Estates. Families Welcomed. Perfectly situated at the end of a quiet no-thru road, this home offers privacy with only one neighbor and stunning views of the mountains and a peek-a-boo lakeview from your oversized, partially covered south-facing deck—ideal for outdoor dining and relaxing. Inside, you'll find a thoughtful layout with bedrooms at opposite ends for added privacy. The spacious primary suite boasts a full ensuite bathroom with a luxurious jacuzzi tub. Enjoy the modern, fully updated kitchen featuring quartz countertops, a large island, stylish backsplash, newer cabinetry, stainless steel appliances, and ample pantry storage. The generously sized dining and living rooms are flooded with natural light and centered around a cozy gas fireplace—perfect for entertaining or quiet evenings in. Updates included: A/C & Hot Water Tank 2019, Roof & Windows 2015, Vinyl Flooring 2025, S/S Dishwasher & Microwave 2023, Tile & Freshly Painted 2023-2025, Poly-B Plumbing replaced 2025. Parking for 3 vehicles, Workshop: Included out back. Located just minutes from shopping, wineries, golf courses, and local services, Berkley Estates offers a vibrant and convenient lifestyle. 2 pets per household. Pad Rent is \$610.00 per month (Includes water) Don't miss this rare opportunity to own a move-in-ready home in a prime location with all the major updates already done! Measurements taken from I-Guide. (id:6769)

Laundry room 5'5" x 7'5"

4pc Bathroom 7'8" x 6'10"

Bedroom 10'8" x 10'1"

4pc Ensuite bath 6'11" x 7'9"

Primary Bedroom 10'7" x 11'4"

Kitchen 12'10" x 15'1"

Dining room 7'10" x 14'3"

Living room 17'9" x 14'3"

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