



# 1255 Raymer Avenue 514 Kelowna British Columbia

\$499,000

Welcome to Sunrise Village! This adult-oriented community is ideally located just a few minutes' drive from Pandosy Village, Guisachan Village, the beaches of Okanagan Lake, and Kelowna General Hospital. Situated in a quieter corner of the community on an oversized lot, this 1500+ sq ft home offers spacious rooms throughout. The double garage is currently divided into two spaces, allowing one area to be used as a shop or hobby area. For those preferring an open two-car garage, the dividing wall can be easily removed. Recent updates include new garage doors, some windows, air conditioning, and plumbing. Additional storage is available with a detached storage shed and a good-sized crawl space. This community is leasehold, owned by a long-term reputable Kelowna family, with a monthly lease fee of \$597. As this is not a strata property, there are no strata fees to worry about. The home is vacant and ready for immediate possession. (id:6769)

Laundry room 8'3" x 11'3"  
Sunroom 14'8" x 12'11"  
3pc Bathroom 8'8" x 5'11"  
Bedroom 10'3" x 12'4"  
4pc Ensuite bath 4'11" x 8'3"

Primary Bedroom 11'2" x 16'3"  
Dining nook 13'0" x 11'3"  
Kitchen 13'5" x 20'2"  
Dining room 12'3" x 14'10"  
Living room 13'5" x 14'3"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.geenbyrne.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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