



## 2440 Old Okanagan Highway 612 Westbank British Columbia

\$524,900

Family and Pet Friendly. No size or weight restrictions. No Vicious breeds. Welcome to 612-2440 Old Okanagan Highway, situated at the end of a cul-de-sac, in the very sought after Sierras Mobile Home Park, conveniently located minutes to restaurants, schools, transit and much more. This modern, 2013 Rancher, features 3 bedrooms, 2 bathrooms and comes with a bright and cozy ambience that will be sure not to disappoint! The home has been updated throughout and has a great functional layout. The living room boasts a gas fireplace with tons of natural light from room to room, leading to the open concept kitchen & dining area. Master bedroom features a walk-in closet & ensuite. Great outdoor space with storage and a large lakeview deck for entertaining and enjoying those Okanagan Summers. Fully fenced yard perfect for the kids or fur babies. Central A/C to keep cool in the summer. Don't wait to view this home in a magnificent community that is pet and child friendly. Pad rent is \$575.00 per month, includes garbage, recycling and yard waste. Average monthly water/sewer is \$59.38 Gross property taxes are \$2100.15 (id:6769)

Foyer 3'5" x 16'8"

3pc Ensuite bath 10'1" x 8'7"

Primary Bedroom 14'1" x 11'11"

Full bathroom 8'0" x 7'3"

Bedroom 10'10" x 9'5"

Laundry room 8'4" x 7'3"

Bedroom 10'10" x 9'1"

Dining room 11'3" x 9'7"

Kitchen 12'5" x 10'10"

Living room 17'8" x 11'3"

Listing Presented By:



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