

\$233,000 - 1881 Boucherie Road Unit# 37, West Kelowna

MLS® #10361428

\$233,000

2 Bedroom, 2.00 Bathroom, 1,174 sqft
Single Family on 1.00 Acres

Westbank Centre, West Kelowna, British Columbia

Ready to retire or downsize to a peaceful property with superb value? Welcome to this beautifully maintained double-wide home, offering comfort, convenience, and room for hobbies. With a bonus 84 square foot ATTACHED WORKSHOP and a DETACHED SHED PURPOSE-BUILT FOR MOTORCYCLES, youâ€™™ll have plenty of space for projects, storage, and tools. The LARGE CORNER LOT provides sunny GARDENING AREAS and extra privacy. This home has seen extensive updates for worry-free living: STAINLESS SAMSUNG KITCHEN APPLIANCES WITH UNDER-SINK WATER FILTRATION in 2020. And in 2021, NEW ELECTRICAL PANEL, GAS FURNACE, GAS HOT WATER TANK, WASHER, DRYER, WATER SOFTENER, AND HOOD FAN. Other updates include VINYL PLANK FLOORING, windows and insulated heat-tape on the water lines underneath. Located in a QUIET COMMUNITY, youâ€™™ll appreciate the peaceful setting while staying close to all West Kelowna has to offerâ€™™lake access, shopping, transit, Two Eagles golf, and the wine trail are just minutes away. Enjoy the comfort of a move-in ready home in a WELCOMING 55+ COMMUNITY. As there are no pets or rentals, this is an exceptionally quiet and calm place to enjoy life. The 12 x 14 foot detached shed is ramp-equipped with a heavy-duty floor,



well-insulated, and permitted. Two covered deck spaces and two paved parking spots. Come see all this property has to offer and join the Westgate community! Pad Rental will be \$728.86/month (includes water, sewer, snow removal, garbage pickup). 2025 property taxes \$1438.14. (id:6289)

Built in 1980

Essential Information

Listing #	10361428
Price	\$233,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,174
Acres	1.00
Year Built	1980
Type	Single Family

Community Information

Address	1881 Boucherie Road Unit# 37
Subdivision	Westbank Centre
City	West Kelowna
Province	British Columbia
Postal Code	V4T0C9

Amenities

Amenities	Golf Nearby, Public Transit, Recreation, Schools, Shopping
Features	Level lot, Private setting, Corner Site, Two Balconies
Parking Spaces	2
Parking	Other
View	Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Other

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Hood Fan, Washer, Water softener
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Heating	Forced air, See remarks
Cooling	Window air conditioner
# of Stories	1

Exterior

Exterior	Aluminum
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	eXp Realty (Kelowna)
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