

# \$649,900 - 2330 Butt Road Unit# 407, West Kelowna

MLS® #10365579

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,823 sqft

Single Family on 0.10 Acres

Westbank Centre, West Kelowna, British Columbia

Incredible new price. Lease paid in full. Welcome to Sun Village, a very desirable 45+ community in the heart of West Kelowna! This 1,823 square foot rancher sits in a quiet section of the complex with no through traffic. It features 3 spacious bedrooms, 2 full bathrooms, and an oversized double garage. Recent upgrades include: PEX plumbing, fresh vinyl plank and ceramic tile flooring, paint throughout, new hot water tank (2025), furnace (Dec 2020), and stove top (2023). Another recent, practical upgrade: relocated the irrigation shut-off valve for convenient access without having to enter the crawl space. You'll love the sunken living room with vaulted ceilings, eat-in kitchen, and large crawl space for extra storage. The community amenities are fantastic - indoor pool, hot tub, clubhouse with kitchen and billiards room, library, and social areas. Security gates close nightly and there's even RV parking on-site for your convenience. The location can't be beat - walk to Superstore, Walmart, medical offices, pharmacies, restaurants, and transit. Perfect lock-and-go lifestyle with up to two dogs welcome (20" to shoulder max). This is 45+ living at its finest in one of West Kelowna's most convenient locations. (id:6289)

Built in 1996

## Essential Information



|                |                       |
|----------------|-----------------------|
| Listing #      | 10365579              |
| Price          | \$649,900             |
| Bedrooms       | 3                     |
| Bathrooms      | 2.00                  |
| Square Footage | 1,823                 |
| Acres          | 0.10                  |
| Year Built     | 1996                  |
| Type           | Single Family         |
| Sub-Type       | Leasehold/Leased Land |
| Style          | Ranch                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2330 Butt Road Unit# 407 |
| Subdivision | Westbank Centre          |
| City        | West Kelowna             |
| Province    | British Columbia         |
| Postal Code | V4T2L3                   |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Golf Nearby, Recreation, Shopping, Clubhouse         |
| Features       | Cul-de-sac, Level lot, Corner Site, Jacuzzi bath-tub |
| Parking Spaces | 4                                                    |
| Parking        | Additional Parking, Attached Garage, See Remarks     |
| # of Garages   | 2                                                    |
| Has Pool       | Yes                                                  |
| Pool           | Indoor pool                                          |

### **Interior**

|                 |                                            |
|-----------------|--------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Range - Electric |
| Heating         | See remarks                                |
| Cooling         | Central air conditioning                   |
| Fireplace       | Yes                                        |
| # of Fireplaces | 1                                          |
| Fireplaces      | Gas                                        |
| # of Stories    | 1                                          |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Stucco                                   |
| Exterior Features | Landscaped, Level, Underground sprinkler |

Roof Asphalt shingle

### **Additional Information**

Zoning Unknown

### **Listing Details**

Listing Office Real Broker B.C. Ltd



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