

# \$489,900 - 2250 Louie Drive Unit# 102, Westbank

MLS® #10356463

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,310 sqft

Single Family on 0.07 Acres

Westlake Gardens, Westbank, British Columbia

**BEST VALUE FOR MONEY IN WESTLAKE GARDENS.** This charming home in the desirable, adult-gated (18+) community of Westlake Gardens offers an exceptional living experience. It's centrally located and within walking distance to all amenities, making it incredibly convenient. Westlake Gardens provides fantastic value with low strata fees of \$378.20 and gross taxes of \$2,501.77. For those with recreational vehicles, RV/boat/Extra parking is available for \$15 per month. The community also boasts a clubhouse with organized activities, fostering a vibrant and social atmosphere. This bright, open-concept home features over 1,300 sq. ft. of comfortable living space, including two bedrooms(one with an en-suite) plus a den and two bathrooms. You'll appreciate the crawlspace for additional storage. The property also includes a garage and a beautifully landscaped, private backyard off the kitchen with privacy fencing, perfect for relaxing or entertaining. Recent updates include a hot water tank (5 years old), new flooring, and freshly painted walls, making it truly move-in ready. Don't wait to view this home, situated on quiet street in prime location, with green space and visitor parking across the street. Lease is pre-paid till Sept 30 2092. Two pets allowed no more than 10 KGS. Five rentals allowed in complex/at max now but can go on waiting list. (id:6289)

Built in 1996



## Essential Information

Listing #	10356463
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,310
Acres	0.07
Year Built	1996
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

## Community Information

Address	2250 Louie Drive Unit# 102
Subdivision	Westlake Gardens
City	Westbank
Province	British Columbia
Postal Code	V4T2M6

## Amenities

Parking Spaces	1
Parking	Additional Parking, Attached Garage
# of Garages	1
View	Mountain view, View (panoramic)

## Interior

Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Stucco
Exterior Features	Underground sprinkler
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office      Royal LePage Kelowna



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