

# \$699,900 - 2250 Louie Drive Unit# 144, Westbank

MLS® #10356013

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,942 sqft

Single Family on 1.00 Acres

Westbank Centre, Westbank, British Columbia

A Rare Find in Westlake Gardens! Detached ranchers like this don't come up often – nearly 3,000 sq. ft. of beautifully renovated living space in one of the most desirable 19+ communities around. This home has been thoughtfully updated with new flooring, fresh paint, stylish light fixtures, and vaulted ceilings that flood the main level with natural light. The kitchen is a standout, featuring brand-new cabinetry, quartz countertops, stainless steel appliances, and a skylight that brightens the entire space. The cozy family room with gas fireplace opens onto a private backyard oasis – now complete with a gorgeous new high-end patio, pergola, fresh sod, and full fencing – perfect for relaxing or entertaining. The primary suite offers a generous walk-in closet and a spa-inspired ensuite where you can unwind in style. Downstairs, the fully finished lower level adds tons of flexibility with a large rec room, third bedroom, gym or flex space, full bathroom, laundry room, and ample storage. Double garage, driveway parking, and a fantastic location within walking distance of shops, cafes, restaurants, and everyday conveniences. The community clubhouse also offers social events, a pool table, and a full kitchen for gatherings. With a prepaid lease, no Property Transfer Tax, and no Speculation Tax, this home represents exceptional value in a prime West Kelowna location. Don't miss your chance – come see this exclusive home in Westlake Gardens! 2 dogs or 2 cats permitted up to 10 kgs (id:6289)



Built in 1999

## Essential Information

|                |                       |
|----------------|-----------------------|
| Listing #      | 10356013              |
| Price          | \$699,900             |
| Bedrooms       | 3                     |
| Bathrooms      | 3.00                  |
| Square Footage | 2,942                 |
| Acres          | 1.00                  |
| Year Built     | 1999                  |
| Type           | Single Family         |
| Sub-Type       | Leasehold/Leased Land |
| Style          | Ranch                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2250 Louie Drive Unit# 144 |
| Subdivision | Westbank Centre            |
| City        | Westbank                   |
| Province    | British Columbia           |
| Postal Code | V4T2M6                     |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Golf Nearby, Park, Recreation, Shopping, Clubhouse |
| Features       | Central island                                     |
| Parking Spaces | 4                                                  |
| Parking        | Attached Garage                                    |
| # of Garages   | 2                                                  |
| View           | Mountain view                                      |

## Interior

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer |
| Heating         | Forced air, See remarks                                              |
| Cooling         | Central air conditioning                                             |
| Fireplace       | Yes                                                                  |
| # of Fireplaces | 1                                                                    |
| Fireplaces      | Gas                                                                  |
| # of Stories    | 2                                                                    |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Stucco          |
| Exterior Features | Landscaped      |
| Roof              | Asphalt shingle |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Vantage West Realty Inc. |
|----------------|--------------------------|



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