

# NYROSE

AND ASSOCIATES



**3057 BURTCH ROAD**



# BEAUTIFUL WALKOUT RANCHER WITH BASEMENT IN SPRINGFIELD/SPALL





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2854 Sq. Ft.\*

## THE HOME:

You found a gem! This gorgeous home has it all - a 2 bedroom suite, open floor plan, stunning kitchens, spacious bedrooms and is in an amazing location. Welcome home!

## THE FEATURES:

- Year Built: 2017
- 4 Bedrooms, 3 Bathrooms
- 2 bedroom suite with separate entrance
- Stainless steel appliances
- Quartz countertops
- Heated flooring in ensuite bathroom
- Electric fireplaces
- Built in closets
- Fenced yard
- Oversized double car garage
- Private courtyard oasis
- Near Orchard Park Mall, Okanagan College, golfing and parks

## THE NEIGHBOURHOOD:

Kelowna's Springfield/Spall neighbourhood is close to everything and is between Downtown Kelowna, the Lower Mission, and Orchard Park Mall. A number of dentists, medical clinics, pharmacies, shops and other necessary amenities exist in abundance here. Transportation is easy as it's on several public transportation routes. If you want central, this is it!



Your DREAM home  
awaits.

3057 Burtch Road



**PROUDLY PRESENTED BY NYROSE & ASSOCIATES**

**YOUR NOTEPAD**

WHAT YOU LOVE ABOUT THIS HOME



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\*The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate.



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