



308 FALCON DRIVE



CHARMING HOME ALONG THE PENTICTON CHANNEL





THE HOME:

Welcome to 308 Falcon Drive, located in Red Wing Resorts' 40+ community just minutes from downtown Penticton. This charming 2-bed, 2-bath rancher has been immaculately kept by its original owners and backs onto the Penticton channel. The bright kitchen offers plenty of counter space and convenient access to the covered deck, ideal for outdoor entertaining and enjoying the Okanagan summers. The kitchen opens up to the main living room, which features a cozy gas fireplace. The spacious layout includes a formal living and dining area off the kitchen, great for entertaining!

The primary bedroom boasts large windows overlooking the channel that let in plenty of natural light. The oversized laundry room has a sink, ample cabinet storage, and room for an office area/flex space. The laundry room also offers convenient access to the double garage. Recent updates to the home include a furnace installed in 2020, a 40-gallon gas hot water tank in 2019, and a new roof in 2015. Residents of Red Wing Resorts enjoy access to community amenities such as a clubhouse and private beach!



THE NEIGHBOURHOOD:

Nestled between picturesque lakes and rolling hills, Penticton has plenty to offer. The city is home to beautiful beaches, endless hiking and biking trails, renowned wineries, and more. Enjoy the true Okanagan lifestyle when living in Penticton.



**Your DREAM home
awaits.**

308 Falcon Drive



PROUDLY PRESENTED BY NYROSE AND ASSOCIATES



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YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

*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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