



## 3010 35 Street 106 Vernon British Columbia

\$311,000

Rarely available ground level garden 2 bdrm/2 bath suite offers a lovely outside patio where you can sit & enjoy the garden & the quiet. Nice open floor plan with a view to the garden and a u-shaped kitchen complete with 4 stainless appliances & a breakfast bar. Spacious 2nd bdrm & main bath with soaker tub. The master bdrm can accommodate a king bed & also features a generous walk-thru closet & ensuite with walk-in shower. Convenient in-suite laundry & storage. There's a great common room that can be used for larger family gatherings and also offers puzzles & books to borrow. Ready for a carefree lifestyle? Catherine Gardens is a non-profit society dedicated to providing affordable (equity protected) 55+ housing with the peace of mind of a newer building. No responsibility to sit on a strata council & a maintenance/occupancy fee that covers water, sewer, garbage, snow removal, electrical/plumbing maintenance & repairs, appliance repairs/replacement & landscaping. Owner just needs content insurance, hydro, cable & telephone! Secure u/g parking + a downtown location just a few minutes to all shopping! No property purchase tax payable. The building is pet friendly too. There are only 2 suites like this in the whole building so if sitting out & enjoying a garden (or even doing a bit of gardening yourself) while taking in a good dose of fresh air then you might want to consider this home for yourself! (id:6769)

4pc Bathroom 4'11" x 8'9"

Bedroom 9'8" x 9'1"

3pc Ensuite bath 7'7" x 8'6"

Primary Bedroom 14'8" x 10'9"

Dining room 10'7" x 5'0"

Kitchen 13'1" x 7'2"

Living room 15'0" x 10'10"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



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