



## 415 Commonwealth Road 837 Kelowna British Columbia

\$425,000

75 feet of Lake frontage on this gorgeous lot located in the gated community of Holiday Park Resort. A property of this caliber is rarely on the market at this price. The 10 x 18 covered deck is the ultimate outdoor area for relaxing or watching nature at its finest. The backyard is very private and secluded. The lake can be accessed from your private beach for kayaking or paddle boarding. Relax after a busy day sitting on your covered deck watching the sunset. From the kitchen and living room, the views are spectacular. The washer and dryer are less than a year old. There is parking for 2 vehicles plus a golf cart. A few minutes of walking and you will be at Woodlands Adult Rec Centre where you will find the conversation pool, hot tub, coin laundry, games room, library, billiards and the pickle ball court. Other amenities in the gated community of Holiday Park Resort are golf course, pools, hot tubs, hair salon, gym, restaurant, shuffleboard, woodworking shop, plus more. The Rail Trail is easily accessible for your long walks or biking. 2046 lease term which is registered with the Federal Government. The site price is \$285,000. The Park Model is priced at \$140,000. The Annual Maintenance Fee for 2025 is \$5458, includes security, water, sewer, use of the amenities, maintenance of the common areas and roads, snow removal and garbage disposal area. There is no Property Transfer Tax. Long and short term rentals allowed. (id:6769)

Sunroom 22' x 10'

Dining room 6'6" x 4'

Full bathroom 7'6" x 6'

Primary Bedroom 13'1" x 12'

Living room 130'4" x 12'

Kitchen 12'9" x 6'

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



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