



## 3115 De Montreuil Court 103 Kelowna British Columbia

\$390,000

The Mews building offering a great opportunity for first time buyers, investors or downsizers. This spacious 2 bed 2 bath ground floor has easy access with large patio area. This complex has been well kept up and has fantastic trees and green space surrounding the building. With some architectural flare it stands out over many other buildings in the area. Enjoy year-round comfort with central heating and air conditioning, all included in your affordable monthly strata fee as strata fees include heat and hot water and regular maintenance. Some updates make this a simple transition to your new home. With no age or rental restrictions, and only cats allowed, this pet-friendly unit is currently tenanted and requires 24 hours' notice for showings. Just steps from Okanagan College and within walking distance to beaches, grocery stores, cafes, medical offices, and the vibrant South Pandosy Cultural District, this location boasts a high walk score and exceptional lifestyle appeal. Whether you're looking for a primary residence or a smart investment across from Okanagan College, this home checks all the boxes. (id:6769)

Laundry room 6'0" x 6'0"

Full bathroom Measurements not available

4pc Ensuite bath Measurements not available

Bedroom 13'0" x 9'0"

Primary Bedroom 14'5" x 9'7"

Kitchen 12'0" x 7'0"

Dining room 12'10" x 10'0"

Living room 13'0" x 12'10"

Listing Presented By:



Originally Listed by:  
Macdonald Realty

<http://www.garyathans.com/>

**RE/MAX Kelowna**

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