



# 3890 Brown Road 109 West Kelowna British Columbia

\$459,900

MONTICELLO | WEST KELOWNA'S PREMIER ADULT COMMUNITY (55+) - PET OWNERS & GARDENERS - this may be the unit for you! Prime ground-floor suite on the quiet side of the building featuring an EXPANSIVE PATIO with over 250sqft of covered outdoor living space. Convenient gate access from your oversized patio makes this unit perfect for our furry friends or those who love to garden with the community garden beds seconds away. MOST POPULAR FLOOR PLAN featuring open concept kitchen/living area & opposing bedrooms allow for maximum privacy. The spacious living room is heated with a gas fireplace (gas is included in the strata fee). The kitchen features newer appliances, kitchen sink & faucet & is adjacent to your dedicated dining area. Massive primary bedroom with a walk-in closet & updated 4 pc ensuite & NEW VANITY. 1 Secured underground parking #10 (rent an additional parking stall if required) & storage locker #9. MONTICELLO boasts a clubhouse (including social room hosting card nights & happy hour), guest suites, workshop & RV parking and some of the most beautiful grounds. Monthly strata fee \$454. You'll also love the ease of access to Save On Foods, Home Hardware, Starbucks, Shoppers, and the Johnson Bentley Memorial Aquatic Centre. Don't miss the chance to make this your dream home! Schedule a viewing today. (id:6769)

Laundry room 5'7" x 5'  
Dining room 11'5" x 10'9"  
3pc Bathroom 5'1" x 10'9"  
Bedroom 10'11" x 9'8"  
4pc Ensuite bath 6'6" x 8'11"

Primary Bedroom 11'5" x 14'10"  
Living room 12'4" x 19'4"  
Kitchen 14'0" x 10'0"  
Foyer 4'3" x 7'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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**RE/MAX Kelowna**

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