



## 3010 35 Street 209 Vernon British Columbia

\$297,000

Cute and cozy 2 bdrm/2 bath suite offers a lovely covered deck off the main living area where you can sit & enjoy the garden & the quiet. Nice open floor plan with 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. Bedrooms will have new vinyl plank flooring! 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 TAXES, water, sewer, garbage, hot water, snow removal, electrical/plumbing maintenance & repairs, appliance repairs/replacement & landscaping. Owner just needs content/deductible insurance, hydro, internet, 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 and allows a small dog or a cat. (id:6769)

Other 5'10" x 7'0"

4pc Bathroom 5'0" x 8'10"

Bedroom 12'8" x 9'8"

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

Primary Bedroom 15'0" x 11'0"

Dining room 9'10" x 10'10"

Kitchen 9'0" x 8'10"

Living room 11'0" x 10'10"

Listing Presented By:



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

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