



## 610 Academy Way 36 Kelowna British Columbia

\$629,900

MOVE IN NOW! These traditional row townhomes are the best new construction deals in the Valley. This unit is \$629,900 and now (if you are a first time buyer) does not have GST or PTT. So the price is the price-NO TAX!! That is a savings of over \$40k. No only that but the seller is offering one year of FREE strata fees. The deals do not get any better than this. These homes are already the best priced in the Valley and now they just got better. Besides the value portion of the equation you can't beat the location. Walk to the UBCO campus, 5 min to the airport, shopping is 5 minutes away and the award winning rail trail that links to downtown and places north is only 5 minutes away. All homes come with modern fixtures and features such as stainless steel kitchen appliance, full size laundry units, ice cold central A/C with forced air gas heat, all window coverings and a two car garage. Buy and live or buy and rent or buy for your kids while they attend UBCO. At this price, why rent? The Delta I floor plan at Academy Ridge is move-in-ready offering 3 bedrooms, 2.5 baths, and a thoughtfully designed layout with 9ft ceilings and premium finishes. With low strata fees and pet-friendly bylaws this home is perfect for students, professionals, or investors. Don't miss out, schedule your showing today! Please note: Photos show a similar unit in the same color scheme as unit for sale - Dark Epsilon. Show home open every Wed and Thurs 12-3PM (Unit #115 610 Academy Way) (id:6769)

Living room 13'0" x 13'0"

2pc Bathroom Measurements not available

Dining room 13'0" x 9'0"

Kitchen 11'0" x 13'0"

Bedroom 10'0" x 11'0"

3pc Bathroom 5'0" x 9'0"

4pc Ensuite bath 9'0" x 6'0"

Bedroom 9'0" x 11'0"

Primary Bedroom 13'0" x 11'0"

Other 32'0" x 12'0"

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