



## 3115 De Montreuil Court 305 Kelowna

LM - Lower Mission

**\$289,900**



Investors Don't Miss This One! Move in or purchase as an investment. Rentals are 100% allowed. Best of the De Montreuil buildings and the only one with Central air/gas heat included in the strata fees. Located directly across the street from Okanagan College and ideal for students! Great Location, short walk to the beach, lake, shopping, transit and close to downtown Kelowna. Everything you need is right here! This 2 bedroom 2 bathroom unit has in suite laundry and a nice large deck. The condo is very bright and has forced air heat, central air conditioning and a fireplace! Central location and within walking distance to the beach, shopping, dining, and Okanagan College. As an investor you will love the fact that rentals are allowed in the building, with no age restrictions and the strata fees cover pretty much everything! Even your heat, hot water and building insurance are covered by the strata fees! Nearby amenities are: H2O Adventure Centre, Capital News Centre, Mission Creek Greenway, Kelowna General Hospital, Boutique Shopping.

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