



401 Browne Road 13 Vernon British Columbia

City of Vernon

\$629,900



Located in the quiet Kalloway Greens community near Kalamalka Lake, this well-maintained 55+ adult-oriented townhouse is listed at \$629,900. This quiet home with 2 large size bedrooms and 2.5 baths offers ultimate comfort. Fresh updates including a newer roof (2019), new deck, 6 new Windows, Updated Kitchen cabinets and counter tops and SS appliances, Whole unit is freshly painted and upgraded with beautiful flooring. ?Enjoy a large, quiet backyard, double garage with storage and huge workshop + the convenience of central AC and a central vacuum system. Steps from trails, golf and country Club,, and a short drive to Kalamalka Lake's beautiful beach and convenient shopping at Polson and Alpine mall. ?Fees: \$389.39/month (increased 3.5% in Jan 2025). Fees cover landscaping, but include no utilities. ?Stability: Self-managed with a healthy \$40,000 contingency fund and no current special levies. ?Taxes: 2025 property taxes are \$2,914.73 (before grants). ?Rules: Pet-friendly (1 dog up to 14" or 1 indoor cat). Strict no-rentals and no-business policy. Lovely place to call home in the heart of North Okanagan - Vernon city! (id:6769)

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