



725 Academy Way 211 Kelowna British Columbia

University District

\$524,800



Don't miss this 'Vacant as of May 1st' Prime 3 Bed 3 Bath Fully Furnished 'Turn Key' 2nd floor quiet condo at the popular student housing area within walking distance to UBCO - Welcome to #211 - 725 Academy Way! Located just South of UBC Okanagan at U-Five in the University District - a thriving off-campus neighborhood where students can work, live and play. This beautiful and well appointed condo includes 915 sq. ft of living space with a 21 Ft covered deck overlooking the serene garden area on the quiet side of the building! The Kitchen features two-tone kitchen cabinets, island to prepare and dine at, with stainless-steel appliances, and all dishes and linens, that opens onto the living room with access to the outdoor patio (allows bbqs). Complete with in-suite laundry and a bathroom for each bedroom (two private en-suites and a third stand-alone bathroom). The University District offers direct access to restaurants, breweries, shopping, public transit, Kelowna International Airport, Bear and Quail Golf Courses, and Okanagan Rail Trail. This is an excellent opportunity to own if a family member attends UBCO, or you are looking for an great investment. Rentals are allowed, with restrictions (min. 30 days - Estimating \$3,200 - \$3,500 / month.) and pets are also allowed with restrictions (up to two dogs, or two cats, or one dog and one cat). 1 extra long secure Parkade stall...

Scott Aaltonen

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