



**575 Sutherland Avenue 310 Kelowna British Columbia**  
 Kelowna South  
**\$299,000**



Looking for a well-established 55+ community, centrally located near the hospital, transit, and everyday amenities? Welcome to the Colonial- a beautifully maintained complex offering comfort, convenience, and a true sense of community. Enjoy an active and social lifestyle with amenities like a workshop, library/games room, gym w. billiards, & a social room w. kitchen. In warmer months, residents gather for coffee in the lush, landscaped gardens backing onto Mill Creek--an ideal spot to relax and connect with neighbours. This spacious top-floor 2 bed + den unit overlooks a quiet, tree-lined, traffic-calmed stretch of Sutherland Ave. Inside, you'll find numerous updates, including LED pot lighting throughout, Whirlpool kitchen appliances, updated cabinetry, countertops & fresh white paint! The 2 piece powder room connects to the primary 3 piece ensuite, which includes a spacious glass enclosed shower that offers easy conversion to accommodate handicap access. Both bedrooms have newer windows, and a WiFi thermostat makes controlling the temperature a breeze even when you're away! Parking is allocated by strata on a first come-serve, first-served basis, at a cost of \$30/mo. Parking is located in a secure u/g parking garage, complete w. a car washing station & large storage lockers. Don't miss this opportunity to own a top-floor unit in an affordable, updated, and community...



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