



## 3890 Brown Road 109 West Kelowna British Columbia

\$450,000

MONTICELLO - Ground floor unit on the quiet side of the building. Gate access from your oversized enclosed patio make this unit perfect for those with pets. 2bedroom/2bathroom suite with over 1160sqft! Thoughtfully designed open concept living & opposing bedrooms allow for maximum privacy. The spacious & bright living room is heated with a gas fireplace (fuel is covered in strata fee's). The kitchen features newer appliances & is adjacent to your dedicated dining area. The master is oversized w/ a walk in closet & 4 pc ensuite. Secured underground parking (easy & affordable to rent an additional parking stall if required) & storage locker. Premium clubhouse amenities including social room which hosts card nights & happy hour, guest suites, workshop & RV parking. Monthly strata fee \$439 includes gas, maintenance, landscaping, insurance. Walking distance to groceries, transit, restaurants, medical clinics, recreation centre & more! (id:6769)

Laundry room 5'7" x 5'

Dining room 11'5" x 10'9"

3pc Bathroom 5'1" x 10'9"

Bedroom 10'11" x 9'8"

4pc Ensuite bath 6'6" x 8'11"

Primary Bedroom 11'5" x 14'10"

Living room 12'4" x 19'4"

Kitchen 14'0" x 10'0"

Foyer 4'3" x 7'3"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<http://derekleippi.com/>

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