



# 610 Academy Way 118 Kelowna British Columbia

\$739,900

MOVE IN NOW! A town home with income potential? YES, we have those. AcademyRidge is a unique development adjacent to the UBCO campus that offers great live/rent/income opportunities. These creative, one of kind designed homes are meant to help out the modern family get into their first home or for investors to maximize returns. How about a one bedroom self contained living space with the addition of two separate entrance boarding units that are perfect to rent out to students. Yes, two short term or long term income producing rooms included in a townhome. Prices start in the mid \$700's and if you are a first time buyer there is no GST or PTT. That is a savings of over \$50k. Not only that but the seller is offering one year of FREE strata fees on all released units. These homes are already the best priced New Construction townhomes in the Valley, now they just got better. Besides the value portion of the equation you can't beat the location. Walk to the UBCO campus, 5 min to the airport, shopping is 5 minutes away and the award winning RAIL TRAIL that links to downtown and places north is only 5 minutes away. All homes come with modern fixtures and features such as stainless steel kitchen appliance, full size laundry units, ice cold central A/C, with forced air gas heat, all window coverings and a side-by-side two car garage. Buy and live or buy and rent or buy for your kids while they attend UBCO. At this price, why rent? Open House every Wed and Thurs 12-3PM Unit #115. (id:6769)

2pc Bathroom Measurements not available

4pc Ensuite bath 8'0" x 9'0"

Primary Bedroom 14'0" x 12'0"

Kitchen 14'0" x 8'0"

Dining room 12'0" x 10'0"

Living room 13'0" x 12'0"

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

Other 21' x 19'

3pc Ensuite bath 9'0" x 5'0"

Bedroom 14'0" x 12'0"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>

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