



## 1835 Nancee Way Court 14 Kelowna British Columbia

\$359,900

Welcome to this METICULOUS home in a great park ONLY MINUTES FROM DOWNTOWN KELOWNA! Attention to detail is the name of the game, and when you walk in, it just feels like home. All the little things add up big: high ceilings, a nice open plan, drywall (not panelling), bathroom has been fully updated, backsplashes match in kitchen & bathroom, new paint & carpet, screwless light switch covers, modern light fixtures, power blinds on skylight & some windows, & cellular shades (pull down or up) on other windows. The pocket doors on the bedrooms are great space savers. There is fantastic outdoor space with sliding glass doors onto a lovely big deck, upgraded desert rock surrounding the home, plus a shed, and a driveway that fits two cars. TWO PETS allowed (cats or dogs up to 17" height total - 15" to the shoulder). This LOCATION CAN'T BE BEAT, only minutes from the lake, Okanagan Landing Shopping Centre & a very short drive right in to downtown Kelowna. Must be owner occupied, no rentals please. The Application for Tenancy is only a \$50.00 fee! Pad rent for new owner is confirmed to be \$550 per month. Pad rent includes: Water and sewer, trash removal and recycling, snow removal and yard waste pick up twice a year, Spring and Fall. Owners are allowed to smoke in their own homes, however note this home has been SMOKE FREE and PET FREE. Quick possession is possible - come and have a look today, you won't be disappointed! Property Transfer Tax does not apply on WFN land! (id:6769)

Utility room 3' x 2'1"

Foyer 3'0" x 5'0"

4pc Bathroom 6'7" x 8'1"

Bedroom 8'11" x 8'2"

Primary Bedroom 11'11" x 9'8"

Dining room 9'4" x 6'5"

Kitchen 11'4" x 8'3"

Living room 15'7" x 14'8"

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