



## 709 Houghton Road 315 Kelowna British Columbia

\$378,999

Recently updated and private 3rd floor corner unit overlooking the building's landscaped area. The unit boasts one large bedroom with a new lighting system by electrician owner, multiple storage opportunities, and a multi-use laundry room. The kitchen and bathroom have been updated including soft close cupboards and custom-built in cupboards with a bench seat added to the dining room for more storage and seating opportunities. A/C unit included and accessible from private covered deck. Brand new roof, elevator, and landscape work completed 2023/2024. Unit includes underground parking spot and storage space. The condo building is right on the new Rutland Neighborhood Bikeway with Ben Lee Park and the YMCA a walking distance away. Close to shopping, restaurants, and transit. Well run strata with low fees that include water and maintenance. Barbecue allowed. Pets also allowed with certain restrictions (id:6769)

Living room 19'4" x 11'10"

Laundry room 7'10" x 9'10"

Kitchen 7'10" x 8'0"

Dining room 8'6" x 8'11"

Primary Bedroom 16'1" x 14'3"

3pc Bathroom 8'4" x 5'0"

Listing Presented By:



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