



## 415 Commonwealth Road 749 Kelowna British Columbia

\$359,900

Open concept Modulux Park Model Unit in a great location! Entertain friends and family in the spacious kitchen featuring an island and lots of storage. Larger than normal dining room allows for a full size dining table to take center stage. Lots of windows in the living room allow for the natural lighting to flow in. The electric fireplace adds warmth on a chilly evening as you watch a movie. The two parking spots that will accommodate a larger vehicle. The gazebo on the deck is a great place to relax. Walk down the stairs to your private fenced in yard that your fur baby will love. Woodlands Adult Rec Centre is across the street where you will find the library, games room, billiards, hot tub, seasonal pool and the pickleball court. Lease term to 1046. The lease is registered with the Federal Government. The Annual Maintenance Fee for 2025 is \$5458, includes security 24-7, water, sewer, use of the amenities, maintenance of the roads and common areas, snow removal and garbage disposal area. Property Taxes are payable to the City of Kelowna. There is no Property Transfer Tax. Long and short term rentals allowed. Enjoy all the amenities in Holiday Park Resort - pools, hot tubs, golf course, gym, hair salon, lots of social events, woodworking shop plus more. Close proximity to the Rail Trail, Kelowna International Airport, wineries, golf courses, ski hills, shopping and entertainment. (id:6769)

Full bathroom 7' x 6'

Primary Bedroom 12' x 12'

Living room 30' x 10'

Kitchen 9' x 12'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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