



## 610 Academy Way 114 Kelowna British Columbia

\$719,900

NEW PRICE - BELOW ASSESSED! MOVE IN NOW! Looking for a townhome with income potential? Academy Ridge has you covered. This unique development, right next to UBCO, offers fantastic live/rent/income opportunities, perfect for first-time buyers, families, or savvy investors. These creatively designed homes feature a one-bedroom self-contained living space plus two separate entrance boarding units, ideal for student rentals, yes, two income-producing rooms included! Starting at \$719,900 + GST, first-time buyers also enjoy no PTT, making these some of the best-priced new construction townhomes in the Valley. Location can't be beat: walk to UBCO, just 5 minutes drive to the airport, shopping nearby, and only 5 minutes from the award-winning Rail Trail that links to downtown and northern communities. All homes come loaded with modern features: stainless steel kitchen appliances, full-size laundry units, ice-cold central A/C, forced air gas heat, all window coverings, and a side-by-side two-car garage. Buy to live, rent, or invest for your kids while they study at UBCO. Low strata fees, 30 day minimum rental, 2 smalls dogs/cats or 1 large dog, and 2-5-10 builders warranty, with this value and location, why rent? Give us a call for more information. Please note: Photos show a similar unit in the same colour scheme (OMEGA White). (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 13'0"

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:



Originally Listed by:

Coldwell Banker Horizon Realty

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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