



## 877 KLO Road 116 Kelowna British Columbia

\$265,000

Enjoy the welcoming community at Hawthorne, a sought-after 55+ community, in this affordable, spacious one bedroom, one bathroom suite featuring an east facing deck in one of the quietest locations in the building. This immaculate home is move in ready and waiting for its new owner. Residents enjoy excellent amenities, including a common room with a kitchen for social gatherings, a library and billiards room, two guest suites, and a beautifully landscaped outdoor sitting area to relax and enjoy the surroundings. The location is exceptional. Walk to the beaches, parks, and all the shops, restaurants, cafés, and professional services of South Padosy area. Grocery stores, medical offices, and everyday conveniences are just minutes away, making it easy to leave the car at home. Residents also have access to Hawthorn's facilities, including an indoor pool, fitness centre, and optional meal plan for an additional fee. The Poly B plumbing replacement has been completed. A special levy of \$3,536.10 will be paid by the seller upon transfer. Strata fees of \$353.61 per month include hot water and maintenance of the common property. Pet friendly, allowing one dog up to 14 inches at the shoulder or one cat. The property includes one secure underground parking stall (#41) and an extra large storage locker (#61), conveniently located on the same floor as the suite. Discover the comfort, convenience, and sense of community that make Hawthorne one of Kelowna's most desirable lifestyles (id:6769)

4pc Bathroom 8'8" x 9'3"

Dining room 13'5" x 6'3"

Primary Bedroom 12'7" x 16'4"

Living room 15'2" x 15'6"

Kitchen 9'1" x 8'7"

Listing Presented By:



Originally Listed by:  
Macdonald Realty

<http://www.garyathans.com/>



Royal

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