



## 401 Browne Road 13 Vernon British Columbia

**\$629,900**

Located in the quiet Kalloway Greens community near Kalamalka Lake, this well-maintained 55+ adult-oriented townhouse is listed at \$629,900. This quiet home with 2 large size bedrooms and 2.5 baths offers ultimate comfort. Fresh updates including a newer roof (2019), new deck, 6 new Windows, Updated Kitchen cabinets and counter tops and SS appliances, Whole unit is freshly painted and upgraded with beautiful flooring. ?Enjoy a large, quiet backyard, double garage with storage and huge workshop + the convenience of central AC and a central vacuum system. Steps from trails, golf and country Club,, and a short drive to Kalamalka Lake's beautiful beach and convenient shopping at Polson and Alpine mall. ?Fees: \$389.39/month (increased 3.5% in Jan 2025). Fees cover landscaping, but include no utilities. ?Stability: Self-managed with a healthy \$40,000 contingency fund and no current special levies. ?Taxes: 2025 property taxes are \$2,914.73 (before grants). ?Rules: Pet-friendly (1 dog up to 14"" or 1 indoor cat). Strict no-rentals and no-business policy. Lovely place to call home in the heart of North Okanagan - Vernon city! (id:6769)

Laundry room 4' x 5'

Bedroom 9' x 11'8"

4pc Bathroom 9'8" x 6'11"

Primary Bedroom 11'11" x 13'9"

Utility room 5'10" x 11'1"

Other 18'10" x 10'9"

Dining room 9'11" x 13'3"

2pc Bathroom 5'4" x 6'8"

Kitchen 9'1" x 8'7"

Living room 14'8" x 15'7"

Listing Presented By:



Originally Listed by:  
MaxWell Rockies Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com