



# 860 NICOLANI Drive 214 Kamloops British Columbia

\$324,900

Welcome to Orchard Court, a sought-after 55+ community in the heart of Brocklehurst. This well-maintained 2-bedroom, 2-bathroom apartment offers a thoughtful floor plan with each bedroom featuring its own adjoining bathroom, providing comfort, privacy, and functionality. Freshly painted and vacant, this move-in-ready unit is available for quick possession. Enjoy your morning coffee or evening relaxation on the covered north east-facing deck, offering expansive views and a peaceful outdoor retreat. The bright living area features a cozy natural gas fireplace and air conditioning for year-round comfort, while in-suite laundry adds everyday convenience. Orchard Court is known for its welcoming atmosphere, mature community, and beautifully maintained building. Residents enjoy access to excellent amenities including an elevator, amenities room, library, and a dedicated dog run for pet owners. Low-maintenance living is made easy with one covered parking stall included. Whether you're looking to downsize, simplify, or enjoy a lock-and-leave lifestyle, this exceptional home offers comfort, convenience, and community all in one package. (id:6769)

Foyer 6'0" x 4'0"

Laundry room 5'0" x 5'0"

Primary Bedroom 12'0" x 13'

Bedroom 10' x 13'0"

Living room 15'0" x 12'0"

Dining room 8'0" x 12'

Kitchen 10'0" x 8'0"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://parkerbennettrealstate.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.