



## 415 Commonwealth Road 271 Kelowna British Columbia

\$249,000

Priced to sell! This bright and cozy 1 bedroom Park Model home located in the gated community of Holiday Park Resort. The home is bright and cheery with the Okanagan Room for added living space. The backyard has been landscaped for easy maintenance with a new fence for added privacy. Centrally located to the Family Activity Centre where you will find the new restaurant, "Thyme at Ellison", outdoor pool, hot tub, coin laundry and shuffleboard court. The Rec Centre is close by featuring the new indoor pool, hot tub, hairdresser, activities such as zumba, dinners and dances. Holiday Park is year round living with the age restriction of 19+. Other amenities include pool, hot tub, pickleball court, golf course, woodworking shop, library, games room. The lease is registered with the Federal Government. The sublease goes to 2035 with the option to extend to 2046 for an additional cost. The transfer of the Park Model is by Bill of Sale. Home Insurance is obtainable through a insurance provider. There is no Property Transfer Tax. Long and short term rentals are allowed. Annual Maintenance Fee for 2025 is \$5458, includes security, water, sewer, use of the amenities, maintenance of the common areas and roads, snow removal and garbage disposal area. (id:6769)

Sunroom 10'0" x 20'0"

Full bathroom 5'0" x 8'0"

Primary Bedroom 12'0" x 9'2"

Kitchen 14'0" x 12'0"

Living room 15'0" x 12'0"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



Royal

**LePage Kelowna**

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