



## 860 NICOLANI Drive 303 Kamloops British Columbia

\$329,900

WELCOME to Orchard Court, a 55+ complex in prime Brock neighbourhood near shopping, transit and McArthur Park. This corner apartment with extra windows facing southwest provides great views and lots of natural light. Dining area is ideal for larger table and living room features a cozy gas fireplace with access to wrap-around covered deck. There are 2 bedrooms, 4-piece bathroom plus storage room with laundry area and roughed in for a 2-piece bathroom. New French patio doors, kitchen backsplash, fireplace surround and mantle, vinyl plank flooring, carpeting, window treatments and paint have all been updated. Includes wall air conditioner and 3 appliances. Complex features a social room with TV and games area and full kitchen. Strata fee includes gas fireplace and hot water. One (1) dog or cat allowed with Strata consent. Carport parking (1) with waitlist for garage. Quick possession possible. Absolutely perfect and well-loved home ... adult community living at its best! (id:6769)

Primary Bedroom 12'4" x 11'7"

Storage 5'6" x 11'6"

Bedroom 11'4" x 10'7"

Kitchen 8'6" x 11'9"

Dining room 9' x 10'6"

Living room 12' x 15'

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd.

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



Royal

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