



575 Sutherland Avenue 304 Kelowna British Columbia

\$359,000

Come and see this large floorplan top-floor Mill Creek-view corner unit, on the quiet side of the building, in the sought after 'The Colonial' building. The location is excellent for walkability to parks, beaches, downtown amenities & lifestyle, KGH, City Transit and shopping. Unit upgrades to this 2-bedroom + den space 2-bathroom home, with a large enclosed sunroom, include air conditioner, flooring, paint, most of the lighting, baseboards, Bosch dishwasher, tub/glass/2 toilets, laundry room door, storage closet conversion into office space (den area), electrical upgrade, baseboard heaters, thermostats, microwave. Building upgrades include HVAC system in 2025, windows, decks (#304 was one of the first completed), hot water recirculating pipes, lighting in common areas to LED, front foyer flooring, elevator upgrade, and roof 12 years ago. This 55+ building has amenities that include a games room, gym, workshop, library, large meeting space backing onto Mill Creek, storage, bicycle storage & underground parking. No pets except for 2 small caged birds allowed. All remaining furniture, except for the artwork or sculptures, are negotiable. This home is available immediately, it is easy to view, and it is definitely worth a look! (id:6769)

Sunroom 15'1" x 4'11"

Bedroom 11'8" x 12'5"

2pc Bathroom 3'4" x 7'0"

4pc Ensuite bath 9'5" x 9'0"

Primary Bedroom 11'8" x 15'11"

Den 7'1" x 8'10"

Living room 15'2" x 17'5"

Dining room 13'5" x 11'3"

Kitchen 9'10" x 7'8"

Laundry room 9'11" x 9'5"

**Listing Presented By:**



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Royal

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