



Welcome to The Marquis!

## 1055 Lawrence Avenue 34 Kelowna British Columbia

\$299,900

Welcome to The Marquis! This unique 1 bed, 1 bath unit in a 55+ complex is the easiest to access in the entire building. No need to go through main building doors at all. Enter straight from the street. Lock and leave. 12 min walk to Safeway / Shoppers Drug Mart / and just a few more mins to the heart of downtown Kelowna. Easy highway access too! This unit stays cool in the summer, and heats up quick in the winter. Low strata fees of \$180/mo, both dogs & cats are allowed w/minor restrictions. Upon entering the unit from the street, you will enjoy the large windows allowing lots of natural light coming in to this North facing suite. Kitchen is modern, & the living room / dining room is ready for you to make it your own. You'll love having your own in-suite laundry - stacker washer/dryer. There's a 3-piece bath that also boasts modern finishes and has a step-in shower. The bedroom features a large double closet w/built-in shelving. You get 2 parking spots in the secured, covered parkade. You have to see the workshop - it's huge, & full of shared tools! There's an entertainment room w/pool tables, shuffleboard, & more. The included storage locker is also of very good size as well. Strata fee includes: water, sewer, garbage, snow removal, grounds maintenance, management, insurance, & contingency fund contributions. At the back of the building is where you can find visitor parking stalls and a wonderful greenspace to play with the Grandkids, or dogs :) Book your showing today! (id:6769)

Primary Bedroom 11'3" x 7'4"

Dining room 9'4" x 11'3"

Living room 9'5" x 11'3"

Kitchen 16'7" x 2'6"

3pc Bathroom 6'11" x 6'2"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<https://thesteenkampteam.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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