



## 1204 Woods Lane Enderby British Columbia

\$579,000

NO PROPERTY TRANSFER TAX ON NEW CONSTRUCTION\* Welcome to Wood Lane, a brand new 4-unit Strata across from the Riverwalk and Shuswap River in the beautiful Little City of Enderby is now ready for immediate possession. Monthly strata fee is just \$198.80. Retiring, downsizing or just starting out, this efficient design offers 3 bedrooms PLUS a den, an easily accessible crawl space for storage & best of all a ROOFTOP deck to expand your living space. The rooftop faces East for the morning sunrises and where you can see The Cliffs light up in the evening, reflecting the setting sun. Completely private, there's two accesses; one is off the Den which could also be the 4th bedroom or from the hallway. The main level has as an open kitchen / living area with vinyl plank flooring, lots of natural light, an island with Quartz counters and chic light fixtures. The main level also has a bedroom and full bathroom as well as a backdoor to a concrete patio offering space for your BBQ and a spot to enjoy dinner in the summer. Upstairs is the primary bedroom (although the main floor bedroom could be the primary bedroom as well), walk-in closet & a barn door into the main bathroom. There is the third bedroom on this level and a laundry room as well as the Den / 4th bedroom. \*THERE IS NO PROPERTY TRANSFER TAX on this newly constructed townhome (based on use, price & residency criteria) saving you \$9,940. (id:6769)

Storage 12'4" x 4'5"

Den 10'8" x 11'4"

Bedroom 11'4" x 11'11"

4pc Ensuite bath 7'6" x 5'

Primary Bedroom 13'3" x 13'0"

4pc Bathroom 11'4" x 5'9"

Bedroom 11'4" x 11'5"

Living room 13'5" x 21'3"

Kitchen 13'3" x 11'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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.