



## 3010 35th Street 413 Vernon British Columbia

\$335,000

Rarely available, bright top floor unit with beautiful city views. This spacious 2 bdrm/2bath suite offers an open floor plan with a u-shaped kitchen complete with 4 stainless appliances. A deck is located off the the living room where you can sit outside & enjoy the views. The master can easily accommodate a king bed, has a walk-thru closet that connects to the xtra lrg ensuite bath w/walk-in shower. The second bedroom is a decent size and the main bath does offer a tub for the occasional soak. Secure u/g parking + a downtown location just a few minutes to all shopping! Catherine Gardens is a non-profit society dedicated to providing affordable 55+ housing with a carefree lifestyle & peace of mind of a newer building. No responsibility to sit on a strata council & a maintenance/occupancy fee that covers TAXES, water, sewer, garbage, snow removal, electrical/plumbing maintenance & repairs, appliance repairs/replacement & landscaping. You pay content insurance, hydro, cable & telephone only! No property purchase tax & 1 Year Schubert Center Membership. Building is pet friendly so bring your dog or cat! (id:6769)

4pc Bathroom 8'10" x 5'0"

3pc Ensuite bath 8'6" x 7'8"

Bedroom 12'8" x 9'8"

Dining room 9'10" x 10'10"

Primary Bedroom 15'0" x 11'0"

Living room 11'10" x 10'10"

Kitchen 9'5" x 8'10"

Listing Presented By:



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Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



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