



## 3303 Mabel Lake Road Road 2 Enderby British Columbia

\$249,000

Need an escape from condo living, then look no further. Welcome to Kingfisher RV Resort where you not only own your own lot but have added amenities on site including an outdoor pool, laundry, pets friendly and boat/trailer storage near the back of the complex. This lot is in a prime location with grass in front and sits directly across from the outdoor pool/laundry facilities. This pad has \$30,000 worth of upgraded extra concrete ensuring your unit sits completely flat. Steps away from the rv you'll find a beautiful gazebo dining room along with an outdoor fully equipped kitchen/shed. Home owners fees are only \$140.00 per month which includes water, garbage, snow removal, management, sewer, gardening, pool maintenance, caretaker and boat/trailer spot if available. Kingfisher Resort allows annual rentals and Kingfisher park is down the road which has a play ground, library and community hall. Mabel Lake is only 1 km away with the marina, outstanding golf course, tennis, or snowmobiling in winter months. If this lifestyle is appealing then this is the affordable property for you. Lot can be sold for \$170,000 or with 2018 RV for both at \$249,000, there is also a boat slip at the marina which the owner would negotiate additionally. For more info call the L/B today.

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**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com