



415 Commonwealth Road 242 Kelowna British Columbia

\$349,900

Beautiful Moduline Park Model with a 4 season Okanagan Room for added space located on a private low maintenance lot. Completely fenced in for additional privacy and safety for your pets. The open concept design allows for lots of natural light to flow throughout. The solar tube in the kitchen enhances the space. Updates in 2022 include: light fixtures, custom blinds, all appliances, 8 foot metal fence, 8 x 10 shed, 10 x 10 gazebo, and new concrete. The hot water tank was replaced in 2020. The water filtration system is included. The front and back decks are covered. Ample parking for 2 vehicles with extra parking for your guests. Centrally located to the Family Activity Centre, (Thyme at Ellison Lake restaurant, pool, hot tub & coin laundry), and the Rec Centre (indoor pool, hot tub, gym, social activities, hair salon). Lease goes to 2046. The lease is registered with the Federal Government and the Park Model ownership is transferred by Bill of Sale. The 2026 Annual Maintenance Fee is \$5763 which includes security, water, sewer, use of the amenities, maintenance of the common areas and roads, snow removal and garbage disposal area. Property Taxes are payable to the City of Kelowna. Close proximity to Kelowna International Airport, UBCO, wineries, golf courses, Rail Trail, shopping and entertainment. (id:6769)

Dining room 13'6" x 10'0"

3pc Bathroom 7'6" x 8'

Primary Bedroom 11' x 12'0"

Living room 12'0" x 12'6"

Kitchen 13'2" x 12'

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty



**Royal LePage Locations West
Realty**

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