



575 Sutherland Avenue 310 Kelowna British Columbia

\$329,000

Looking for a well-established 55+ community, centrally located near the hospital, transit, and everyday amenities? Welcome to the Colonial- a beautifully maintained complex offering comfort, convenience, and a true sense of community. Enjoy an active and social lifestyle with amenities like a workshop, library/games room, gym w. billiards, & a social room w. kitchen. In warmer months, residents gather for coffee in the lush, landscaped gardens backing onto Mill Creek--an ideal spot to relax and connect with neighbours. This spacious top-floor 2 bed + den unit overlooks a quiet, tree-lined, traffic-calmed stretch of Sutherland Ave. Inside, you'll find numerous updates, including LED pot lighting throughout, Whirlpool kitchen appliances, updated cabinetry, countertops & more! The 2 piece powder room connects to the primary 3 piece ensuite, which includes a spacious glass enclosed shower that offers easy conversion to accommodate handicap access. The two spacious bedrooms have newer windows, and a WiFi thermostat makes controlling the temperature a breeze even when you're away! Parking is allocated by strata on a first come-serve, first-served basis, at a cost of \$30/mo. As units are sold, available stalls are assigned to the next owner in line. Parking is located in a secure u/g parking garage, complete w. a car washing station & large storage lockers. Don't miss this opportunity to own a top-floor unit in an affordable, updated, and community focused building! (id:6769)

Sunroom 11'6" x 5'1"

Bedroom 8'4" x 10'4"

Primary Bedroom 10'9" x 13'5"

Laundry room 9' x 6'

3pc Ensuite bath 7'9" x 9'5"

2pc Bathroom 2'7" x 6'11"

Den 5' x 5'

Dining room 8'1" x 13'4"

Living room 11'5" x 14'4"

Kitchen 7'10" x 7'7"

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