

21 - 100 Kalamalka Lake Road, Vernon BC



Unique combination of business use and residential

C6 Zoning - allows for a unique combination of business use and residential. Level entry from the back of the building or take the private stairs to this second-floor unit. Spacious and bright. Very nice kitchen with 4 quality appliances, laundry, and bath with tub/shower. 3 bedrooms- one with access to the private balcony. Own hot water tank, A/C, Low E Windows, built-in vacuum. Laminate and Vinyl flooring. Alpine Center is a busy complex offering a variety of services! good parking. Just 5 min walk from Kal Beach.





Specifications

MLS® #
10231573

Year Built
1980 Approximate

Home Size

Taxes
\$730 / 2020

Strata Inclusions
Water, Sewer, Snow Removal, Contingency and Building Insurance

Services
Services Available, Sewer, Municipal Water

Neighborhood
Vernon

Zoning
C6

Total Square Footage
1237 sq. ft.

Strata Fees
\$200



Features

UNIT #21

- Located in the very busy and popular Alpine Center Complex
- 1237 sqft 3 bedrooms, 1 full bathroom end unit
- C6 Zone - a combination of business and residential use
- 4 high-end appliances
- In-unit Laundry
- Full bathroom with tub/shower
- The third bedroom has access to a private patio that overlooks Coldstream creek
- Summer heat not a problem with in-unit A/C
- Low E front East facing windows
- Built-in Vacuum/Own hot water tank
- Well cared for and maintained Laminate and Vinyl flooring
- Pets with restrictions are allowed: 1 dog or 1 Cat - Fish/small caged mammals - 2 caged birds
- Just a leisure walk to Kal beach and store



