

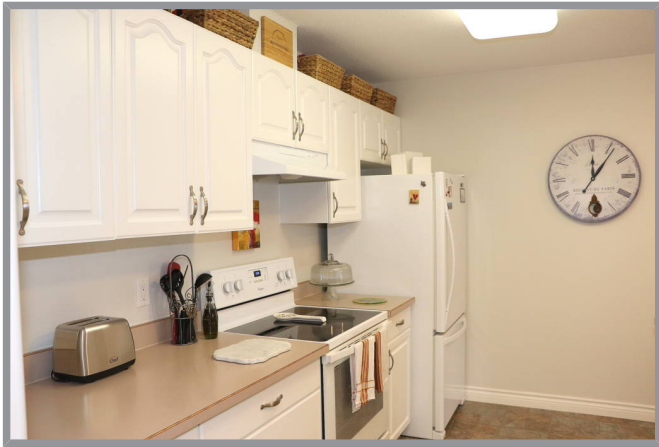
44-303 Regent Avenue, Enderby BC



THE MANOR 19+

Craving a quieter, small-town vibe and lifestyle? Like to walk to downtown and local farmer's markets? Picture lazy and picturesque strolls along the Shuswap river right outside your door? Looking for a 19+ adult-oriented townhome complex with reasonable fees, a clubhouse, and a guest suite you can rent for a nominal fee for overnight guests? Then Welcome to Regency on the River! Located in The Manor Building, this townhome has been repainted from top to bottom and offers efficient in-floor heating and a private, fenced, and covered patio to take in the views of the Enderby Cliffs! Two spacious bedrooms, ensuite with tub/shower and second bath with shower and new washer and dryer. Updated fixtures, new lighting, newer easy care solid surface flooring, and newer appliances. Cozy gas fireplace. All on one, level! Secure building! Covered parking and generous guest parking. This home is immaculate and ready to enjoy!





Specifications

MLS®# 10235906	Neighborhood Enderby And Grindrod
Year Built 1992	Zoning R3
Home Size	Total Square Footage 1056 sq. ft.
Main Level 1056 sq. ft.	Bedrooms 2
Bathrooms 2	Taxes \$1,964/2020
Strata Fees \$223.31	
Strata Inclusions Contingency Reserve, Insurance, Landscaping, Management, Road Maintenance, Snow Removal, Trash Removal	
Services Services Available, Sewer, Municipal Water	



Features

THE COMPLEX:

- Welcome to Regency on the River! Located just a few blocks from the downtown core.
- Access to the Shuswap River walkway is right at the entrance! Stroll into town, the park, or the curling rink or just admire the scenery and views of the Enderby Cliffs!
- Designed for those 19 and over who appreciate a quieter lifestyle! Reasonable strata fees
- Large clubhouse with a guest suite that you can rent for a nominal fee for your overnight guests!
- 49 townhomes in total including the two-level MANOR building which offers 7 units. Wide roadways and lots of green space for a pleasant country feel.
- Stucco exteriors and asphalt shingle roofs.
- Covered parking assigned to each home and generous guest parking areas

THE UNIT

- Located in THE MANOR building, this townhome offers no stairs convenience! Enter from the secure main foyer of the building or use the private patio entrance.
- The bright open plan incorporates the kitchen, dining, and living area.
- Gas fireplace in the living area and glass sliding doors that open to a very private, covered patio - the perfect place to start or finish your day!
- Efficient kitchen with breakfast bar and newer dishwasher, fridge, and range
- Completely repainted from floor to ceiling including doors and cabinet, updated fixtures, hardware, and lighting
- Efficient in-floor heating!
- Spacious Master bedroom has ensuite offering bathtub/shower. Wall A/C units for cool nights of sleep.
- Second bedroom
- The second bath with shower also holds the newer stacking washer and dryer.



