

#104 - 110 Kalamalka Road, Vernon, BC



Convenient, Easy-care, Affordable! That's life here at Vernon Creek Village! Take the walking/bike trail barely two blocks to glorious Kalamalka Beach and the beginning of the famous Rail Trail or right to the Polson Place shopping center. Vernon golf course is across the fence! Alpine Center next door offers almost every convenience! Okanagan College is just up the hill! Move right into this meticulous, freshly painted condo! Two bedrooms, two full baths, laundry, a serious walk-in closet and loads of storage! Level walkout to your private patio and the generous lawns that flow to the year-round creek and mature trees. Pull up your chairs and listen to the waters and the birds! Two assigned parking spaces. Your cat or small dog is welcome. Low monthly fees include sewer and water! Easy everyday living - a great second/vacation property or an excellent rental property!





Specifications

MLS® # 10286812	Neighborhood Vernon
Year Built 1993	Zoning RM1
Home Size	Total Square Footage 1108 sq. ft.
Main Level 1108 sq. ft.	Bedrooms 2
Bathrooms 2	Taxes \$1,828.78
Strata Fees \$292.38	
Strata Inclusions Contingency Reserve, water and sewer, garbage removal, road maintenance & snow removal, landscaping	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

So very convenient- right on the edge between the City of Vernon and the District of Coldstream! Just a few blocks from gorgeous Kalamalka Beach and the head of the famous Rail Trail! The Alpine Center next door offers everything for instant service, including gym, coffee shop, hair salon, bookstore, pizzeria, liquor outlet, accountant, Physio and variety of personal services! Okanagan College is just up the hill! Vernon Golf Course is right across the rail track and the bike/walking trail out front runs right to the Polson Shopping Center!

THE PROPERTY

Welcome to Vernon Creek Village! This compact 3 story condominium complex consists of 27 units, all with private entrances. The complex was built in 1993 and has been well maintained!

- Generous grassy lawns run to the tree-lined Vernon Creek that borders the property!
- Vinyl exterior and asphalt shingle roof
- Easy access level parking with assigned parking for each unit
- Gate to area outside the fence for quick dog walks!

THE CONDO

As soon as you step into this ground level home you are immediately connected with the green and trees that line the bordering creek. Open and bright floor plan!

- Private main entry with room for some garden boxes or convenient barbeque area!
- Large entry foyer with multiple closets and quick access to the storage/utility room
- Completely painted through-out in soft white, including doors and trim
- Electric baseboard heating system with individual thermostats and brand new (Oct 2023) hot water tank
- Easy-care laminate floor throughout main area plus vinyl in working areas and carpet in bedrooms.
- A French door opens to the covered patio where you can listen to the birds in the trees and the burbling creek! Patio light with sensor option.
- Updated counters in kitchen and baths, new hardware through-out
- Kitchen with window/pass through, dishwasher, range, fridge, and microwave.
- Primary bedroom offers a really large walk-in closet and ensuite with shower and good cabinet space.
- Second bedroom
- Main bath offers tub/shower combination and side x side washer and dryer.
- Two assigned parking spots



