



### *Prime Central Kelowna Location*

Renovated, new paint, new flooring, spacious 1 bedroom, 1 bath home with laundry in unit. Central air conditioning!

Living room opens to large common area patio, ideal for entertaining.

Walk to shopping, parks and recreation center!

This suite is conveniently situated on the main floor with easy access to the lobby.

Very large private storage locker in garage.

Recent updates to the building including the roof, exterior glazing, new elevator, new lobby and common hallway.

*Proudly Presenting*

*106 - 1665 Ufton Court*



JANE HOFFMAN  
GROUP



### Features at a glance:

Age: 1978

Finished Area: 725 sq. ft.

Bedrooms: 1

Bathrooms: 1

Garage: 1 covered parking stall

Exterior: Brick, Stucco

Roof: Tar and Gravel

Heating: Forced Air

Cooling: Central Air Conditioning

Water: Municipal

Sewer: Connected

Laundry: Stacking Washer and Dryer

Strata Fees: \$ 191.16

**Inclusions:** Kenmore Dishwasher, Electrolux Washer and dryer, Frigidaire Refrigerator, Frigidaire Stove – Electric, Window coverings

### Room Sizes

Living Room: 13 x 11

Kitchen: 15.6 x 8

Master Bedroom: 15 x 9

Bathroom: Full

### Storage

- Large storage locker in parkade



PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



# Detailed Information

## Exceptional Features

- “Tudor Manor” Amazing location walk to everything
- Adjacent to Parkinson Recreational centre that offers pool, sauna, exercise room, tennis courts and many programs for all ages
- Many recent updates to the building including roof, exterior glazing, new elevator, new lobby updates and hallways
- Large common room with kitchenette, casual sitting area and balcony access
- The building is very well run and the strata has done a thorough job of budgeting for the future and in undertaking renovation projects that will continue to add value to the property
- Renovated & spacious main floor 1 bedroom, 1 bathroom condo
- In unit stacking washer/dryer

## Foyer/Hallway

- Plenty of storage in 3 mirrored sliding door closets
- Stacking washer/dryer in fourth mirrored closet
- New laminate floor

## Kitchen

- U-shaped kitchen, black appliances
- Stainless steel double sink
- Track/directional lighting
- Tile floor
- Pass thru window adds natural light to Foyer/Hallway

## Living Room

- Sliding glass door to common area patio
- New laminate floor

## Bathroom

- One full bathroom
- Tub/shower combination, single sink

## Bedroom

- Bright with large window
- Spacious walk-in closet
- New plush carpet







Dean Simonelli



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