

#303 3011 Gateby Place
Vernon, BC V1T 9S4



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MLS# 10225830



\$249,900

1 Bedroom | 2 Bathrooms

Investors check out this spacious, well maintained, open concept Kitchen/Dining/Living room, 2 bedroom, 1 bathroom end unit with city and mountain views all within walking distance of downtown shopping! Rare opportunity to purchase in Canterbury Court, one of the nicest 55+ assisted living complexes in Vernon! Experience retirement/assisted living at its finest, with dining, activities, and recreation. Assisted living costs include; Service fee (which includes library, activities and staff) \$700/mo, Housekeeping (for two people) \$225/mo, and Meals (for two people) \$1,300/mo. Parking if needed is \$75/mo. Insurance is ~ \$20/mo and taxes are ~ \$100/mo. Total costs for two people to occupy suite #303/month including the Strata fee of \$533/mo (includes utilities and cable) is \$2,953.00 if buying to live in. Tenants in #303 are on a month to month lease, but under the tenancy act must be given 60 days notice to move... ALSO they must be able to get a suite that is comparable to the unit that they are in ...which can be difficult if Canterbury Court is full or does not have a suite available that is suitable for the resident being asked to move. The period of time required to accomplish the move can take longer than 60 days in some instances. Investors note; the current residents pay \$1300.00/mo rent which is paid to the investor/owner who then



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For full listing details, please scan:

