

**610 Katherine Road 62**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10303513**



**\$425,000**

**2 Bedrooms | 1 Bathroom | 864 Sqft**

IMMACULATE 2 BDRM/1BATH HOME W/DETACHED DOUBLE GARAGE, 2 DRIVEWAYS & 2 DECKS...A RARE FIND!! This 2014 BUILD features an open floor plan w/vinyl flooring, a fantastic kitchen w/lots of cabinetry, nice finishings throughout & it has been very well maintained over the last 9 years. The huge covered deck off the side will be appreciated & one will enjoy the 2nd patio out front too! A great spot to enjoy the Okanagan sunshine! The DETACHED SHOP/DOUBLE GARAGE (22FT X 28FT 2x6 Construction) w/9FT ceiling includes 30 amp/240V panel w/2nd 40amp/240V spare breaker, bathroom, sink, recessed lights & exhaust fan! TWO (2) DRIVEWAYS w/drains (approx. 21FT x 55FT & 10FT x 34FT). ADDITIONAL FEATURES: NEW s/s dishwasher (2022), PEX PLUMBING, LOW MAINTENANCE YARD, NEW MOHEN TAPS & SHED BEHIND GARAGE. Pets allowed w/park approval & families are welcome in this desirable friendly park only minutes away from downtown Kelowna/West Kelowna, transit, beaches, restaurants & shopping! PAD RENT IS \$475.00/month & includes water, sewer, garbage & snow removal. No PROPERTY TRANSFER TAX! TSA ELECTRICAL SAFETY INSPECTION COMPLETED JUNE 27, 2023. Book your showing today!!



**C21 Assurance Realty**  
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