

**2550 Hollywood Road N 121**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10369906**



**\$599,000**

**3 Bedrooms | 2 Bathrooms | 1,200 Sqft**

This awesome 3 bed, 2 bath rancher home is located at the top of the hill in the centrally located College Heights community! Being an end unit it allows for extra parking on the side and backing onto a forest it creates a sense of privacy and quiet in the yard. This 2006 SRI built home has a smart floor plan with two bedrooms to the front of the home and living room that leads to the open concept kitchen. Both the living room and kitchen have vaulted ceilings and the bright wall colours with large windows flood the home with natural light. There is a sliding glass door which leads to the oversized patio with fully fenced yard for summer time entertaining. There is a nice master bedroom with ensuite on the other side of the home which is great for separation between the bedrooms. It shows very well with not too much wear. College heights is a family and pet friendly bare land strata so you own your own land! There is a low \$145 monthly strata fee that covers the common area maintenance, snow removal and contingency fund. This is a great opportunity for someone looking for a 3 bed home with their own yard and lots of parking. There is even a pleasant view as this unit is higher than the lower home! Check out the virtual tour in the media tab and please reach out with any questions!



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