



WILLMOTT MILLER
AND ASSOCIATES

ROYAL LEPAGE
KELOWNA

The Wedgewood



For More Information

CALL JODY MILLER 250-469-4639



SECURE RETIREMENT LIFESTYLE

144-1045 SUTHERLAND AVENUE

\$159,900

All measurements/information deemed to be correct but not guaranteed.



WILLMOTT MILLER AND ASSOCIATES



GREAT VALUE

THE WEDGEWOOD

\$159,900

Best price in the Wedgewood! Priced below assessed value. You'll be impressed with this East facing 2 bedroom 2 bathroom condo. Featuring newer appliances, a separate laundry room, lots of storage and an enclosed deck and secure underground parking, this condo is a great value. Centrally located close to shopping and many other amenities. The Wedgewood is a 55+ complex with a group dining area, food service, hair salon and an exercise room.

Square Feet:	1170	Kitchen:	13' x 8'9"
Strata Fees:	\$285.00	Dining Room:	14' x 8'
Bedrooms:	2	Living Room:	14' x 14'
Bathrooms:	2	Master:	13'4" x 12'6"
Heating:	Forced Air Gas	Bedroom 2:	11'8" x 10'5"
Flooring:	Carpeting	Taxes 2009	\$1,244



Strata Fees Include: Caretaker, Contingency Reserve, Insurance, landscaping, maintenance hot water, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water.

Amenities Recreation Centre, Elevator, Exercise Room,.

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**BUY WITH KNOWLEDGE. SELL WITH CONFIDENCE.
NATIONAL CHAIRMAN'S CLUB TOP 1% IN CANADA**

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