



**WILLMOTT MILLER**  
AND ASSOCIATES

**ROYAL LEPAGE**  
KELOWNA



*For More Information*

**CALL JOANNE WILLMOTT 250-870-8788**



**OVERLOOKS QUIET INNER COURTYARD**  
**219-515 HOUGHTON ROAD**

**\$254,900**

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



# WILLMOTT • MILLER

AND ASSOCIATES



## ALMOST NEW 2 BEDROOM CONDO

# MAGNOLIA GARDENS

### \$254,900

Almost new 2nd floor unit overlooking quiet inner courtyard! Approximately 1,335 sq ft of quality with a great layout and large deck (with BBQ hookup). Open plan with bedrooms separated by living space. 2 bedrooms + den with french doors, in suite laundry, high-end laminate floors, spacious kitchen with eating bar, pot drawers, under counter lighting, (and all appliances included too!). An amazing master bedroom of 18'11x12'2 with walk-in closet and luxurious 5 piece ensuite. Secure covered parking, storage, clubhouse (with pool table), exercise room, guest suite, workshop and minutes to amenities (UBCO, Ben Lee Park, shopping, transit)! A nice quiet area and a well-cared for complex.

<b>Square Feet:</b>	1335	<b>Kitchen:</b>	13' x 8'
<b>Strata Fees:</b>	\$230	<b>Dining Room:</b>	8'2 x 8'4
<b>Bedrooms:</b>	2	<b>Living Room:</b>	14' x 18'
<b>Bathrooms:</b>	2	<b>Master:</b>	18'9 x 11'9
<b>Heating:</b>	Electric	<b>2nd Bdrm</b>	10'5 x 11'10
<b>Flooring:</b>	Laminate	<b>Den</b>	9'4 x 9'



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**Strata Fees Include:** Caretaker, Contingency Reserve, Insurance, Landscaping, Management, Sewer, Snow Removal, Trash Removal, Water.

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

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