



NICK LUTSENKO

REAL ESTATE AGENT

RE/MAX



#104 -3705 30 Ave  
**Vernon, BC**

MLS #10226810

**RE/MAX**<sup>®</sup>

# Property features

Built in 1994 approx.

2 Bedrooms

2 Bathrooms

1,077 square feet

45+ complex



**T**his great ground floor, 2 bedroom, 2 bathroom unit in a 45+ complex is centrally located between Vernon's downtown core and the lovely Bella Vista area. Features include vinyl flooring throughout, walk in pantry with stacked washer and dryer, and kitchen with double sinks. The living room has a gas fire place and access to the sunroom which is a great flex space and can be used however best suits your needs! The two good sized bedrooms both have large windows for natural light and both bathrooms have a shower/tub combo. Rentals are prohibited in this complex and this unit comes with a parking stall and storage locker.





## Location - Bella Vista

**T**he Bella Vista neighbourhood of Vernon consists of a mix of older and newer housing options that include single family homes, townhome developments, condominiums, luxury homes and lakefront estates. On the hillside above Bella Vista Road, The Rise offers Okanagan Mediterranean style homes which offer spectacular views of Okanagan Lake and the valley below. East of The Rise is a newer community of homes perched atop Turtle Mountain which boasts equally breathtaking views of the city and lake alike.

The Bella Vista neighbourhood is situated on the north side of Okanagan Lake and its main road, Bella Vista Road, is a scenic drive that winds across and through farmland, orchards, vineyards and popular tourist attractions Davison Orchards and Planet Bee Honey Farm. Above all this, is the The Rise Golf Course and luxury resort community that backs onto miles of walking trails and endless views of Okanagan Lake. Tronson Road runs below Bella Vista and along the fabulous Kin Beach on Okanagan Lake which is a favorite spot for picnics, swimming and beach volleyball.

**Distance to Kelowna Airport**

31 minutes and 38.1 km by car

**Distance to shopping & groceries**

7 minutes and 550m by foot

**Distance to Kin Beach**

7 minutes and 5.4 km by car

**Distance to Vernon Jubilee Hospital**

5 minutes and 1.9 km by car



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In everything we do, we believe in challenging what it means to provide outstanding real estate service, we believe in doing things differently.

Right from the start, we put our clients and their properties first.

Committed to real estate excellence.



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