

# \$324,900 - 860 Nicolani Drive Unit# 303, Kamloops

MLS® #10351024

**\$324,900**

2 Bedroom, 1.00 Bathroom, 837 sqft

Single Family on 1.00 Acres

ORCHARD COURT, Kamloops, British Columbia

WELCOME to Orchard Court, a 55+ complex in prime Brock neighbourhood near shopping, transit and McArthur Park. This corner apartment with extra windows facing southwest provides great views and lots of natural light. Dining area is ideal for larger table and living room features a cozy gas fireplace with access to wrap-around covered deck. There are 2 bedrooms, 4-piece bathroom plus storage room with laundry area and roughed in for a 2-piece bathroom. New French patio doors, kitchen backsplash, fireplace surround and mantle, vinyl plank flooring, carpeting, window treatments and paint have all been updated, also a brand new washer and dryer. Includes wall air conditioner and 3 appliances. Complex features a social room with TV and games area and full kitchen. Strata fee includes gas fireplace and hot water. One (1) dog or cat allowed with Strata consent. Carport parking (1) with waitlist for garage. Quick possession possible. Absolutely perfect and well-loved home â€¦ adult community living at its best! (id:6289)

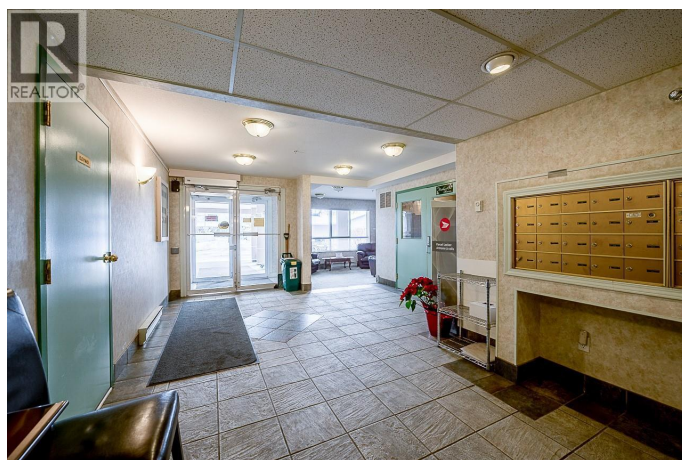
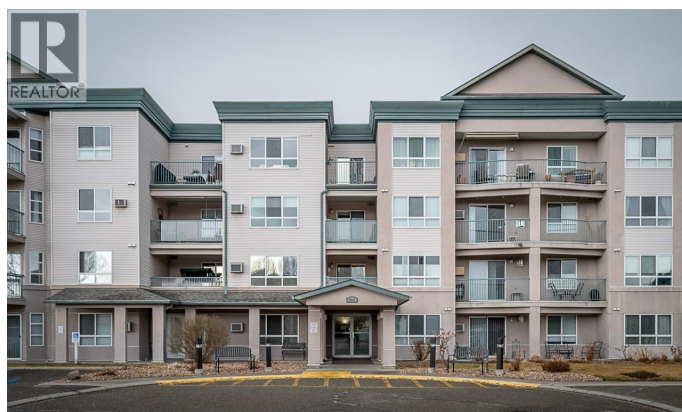
Built in 1996

## Essential Information

Listing # 10351024

Price \$324,900

Bedrooms 2



Bathrooms	1.00
Square Footage	837
Acres	1.00
Year Built	1996
Type	Single Family
Sub-Type	Strata
Style	Other

### Community Information

Address	860 Nicolani Drive Unit# 303
Subdivision	ORCHARD COURT
City	Kamloops
Province	British Columbia
Postal Code	V2B5B3

### Amenities

Amenities	Airport, Shopping, Recreation Centre
Features	Level lot, Wheelchair access
Parking Spaces	1

### Interior

Appliances	Refrigerator, Dishwasher, Range - Electric
Heating	Electric See remarks
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

### Exterior

Exterior	Vinyl siding
Exterior Features	Level
Roof	Tar & gravel

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Century 21 Assurance Realty Ltd.
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