



Timothy G. Scott
Licensee & REALTOR®

ENVY ON ELM

Number 301 – 217 Elm Ave.

LISTING By eXp Realty

www.timothygscott.ca/envy-on-elm-exclusive

ONLY \$689,900



Soon to be the Envy on Elm, Over looking Skaha Park and Lake. New from the foundations up, this premium suite has had no expense spared.

The premium home in 217 Elm is #301. Everything above the foundation is brand new.

This condominium unit features 2 Bedrooms, 2 bathrooms, open concept Kitchen, Dinning room, Living room. $\frac{3}{4}$ " European Oak engineered Hardwood floor. Both bathrooms feature heated tiled floors with programable touch screen controls. The well-appointed kitchen features quartz (Maimi Vena) countertops, along with the two well-appointed bathrooms. There are two covered private balconies to relax and enjoy the view of the park and lake. Three zone heating and cooling system for your year round comfort.

Cell: 250-462-7268



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All doors, cabinets and kitchen fixtures are accented with quality hardware and black finishes. Cabinets are white shaker style. For the family chef, the Kitchen has loads of cabinet space and pantry. Double bowl sink with Phister Ladrea faucet with pull down sprayer. Bar Fridge, Fridge/Freezer, over range Microwave, electric Range and Dishwasher.

Access a private balcony from the Primary Bedroom, which features a walk-in closet and well appointed ensuite equipped with soaker tub, Phister Brushed Nickle finished fixtures.

Second Bedroom features park facing window and full length closet. Main bathroom features full sized shower with wall tiles and Zen Pebble Mosaic tile floor, Tenzo Overhead Rainshower and Tenzo handheld shower head with bar. Main living space: Kitchen, Living and dining room are open concept accented by recessed lighting electric fireplace with mantel and brick accents. The sliding door opens to your covered private South & West facing balcony to relax on with friends and family while enjoying the park view / lake view.

Other Features:

Secured Storage
Parking 1 stall included others available.
Sound proofing upgrade
Parking 1, storage 1
Strata Fee currently \$309.14
1120 square feet, for break down see floor plan

Area Amenities:

Steps to the park and beach, a stroll along the beach promenade to the Popular, new Dragon Boat Pub at Skaha Marina. A block from two well stocked convivence stores, Skaha Lake Liquor store and Dragon Boat Pub. Kojo, Skaha Pizza, Lakeview Plaza. 4 blocks to Wal-Mart and Peach Tree plaza.
Three beautiful beaches,
Two Ice cream concessions.
Tennis Court, Basket Ball Court
Outdoor fitness equipment

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