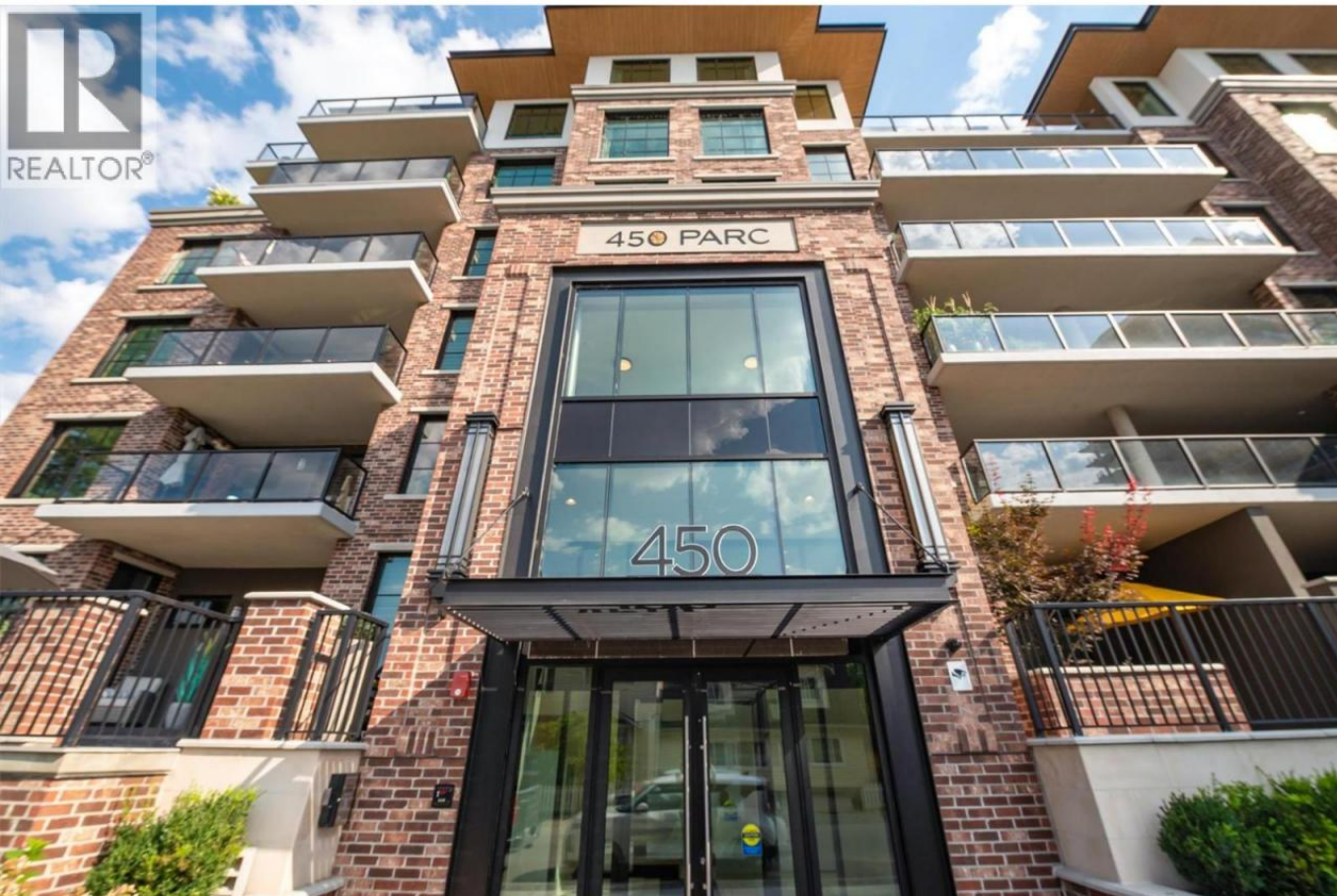




450 Groves Avenue 102 Kelowna British Columbia

\$1,499,000

Exclusive Luxury in Sought-After Pandosy Area, Experience refined urban living in this elegant main-level condominium, part of a prestigious 6-storey concrete, steel, and brick building in the heart of Pandosy. Just steps from boutique shopping, dining, parks, beaches, and the hospital, this residence offers the perfect balance of convenience and sophistication. Dual Access: Enjoy two points of entry, including an additional private street entrance with video monitoring and secure fob access for peace of mind. Private Outdoor Living: A rare front-to-back layout offers two distinct outdoor spaces. Relax on the large, private front patio or entertain on the expansive 1,100+ sq. ft. rear patio backing onto tranquil Abbott Park. This space is pre-wired for a hot tub, features gas hookups for a BBQ and fire table, fully wired for an outdoor kitchen. Impressive Interiors Inside, 10-ft ceilings, oversized windows, engineered hardwood floors, solid wood doors, and a cozy gas fireplace create a sophisticated ambiance. Gourmet Kitchen The chef-inspired kitchen showcases an expansive island, handcrafted backsplash, upgraded cabinetry, quartz countertops, and high-end Bosch appliances. Behind the wine storage rack, you'll find pre-wiring for a wine fridge. Premium Comforts: Two secure parking stalls with EV-ready charging, a private storage area, and the exclusivity of sharing the building with only 19 neighbors (just two units per floor) make this the ideal lock-and-leave lifestyle. (id:6769)

Office 20'5" x 23'1"

Other 38'6" x 17'10"

4pc Bathroom 8'4" x 9'8"

Bedroom 14'4" x 10'0"

Kitchen 15'5" x 9'4"

Dining room 11'11" x 12'10"

Living room 13'3" x 15'9"

4pc Ensuite bath 13'0" x 5'0"

Primary Bedroom 14'8" x 12'1"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.