



## 450 Groves Avenue 102 Kelowna British Columbia

**\$1,499,000**

Luxury Living in Sought-After Pandosy. Experience refined urban living in this elegant main-level condominium, located in a prestigious six-storey concrete, steel, and brick building in the heart of Pandosy. Just steps to boutique shopping, dining, parks, beaches, and the hospital, this residence offers the perfect blend of sophistication and walkable convenience. Enjoy rare dual access with two points of entry, including a private street-level entrance with video monitoring and secure fob access for added peace of mind. The unique front-to-back layout delivers exceptional outdoor living with two private spaces: a welcoming front patio and an expansive 1,100+ sq. ft. rear patio backing onto tranquil Abbott Park. Designed for entertaining, the rear patio is pre-wired for a hot tub, features gas hookups for BBQ and fire table, and is fully wired for an outdoor kitchen. Inside, 10-foot ceilings, oversized windows, engineered hardwood floors, solid wood doors, and a cozy gas fireplace. The chef-inspired kitchen impresses with an expansive island, handcrafted backsplash, upgraded cabinetry, quartz countertops, and premium Bosch appliances, plus pre-wiring for a wine fridge discreetly tucked behind the wine storage rack. Two secure parking stalls with EV-ready charging and a private storage area. Only two residences per floor. This is luxury, low-maintenance living at its finest, ideal for those seeking a refined lock-and-leave lifestyle in one of Kelowna's most desirable locations. (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**

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