



## 238 Leon Avenue 1407 Kelowna British Columbia

\$1,298,000

Welcome to Unit 1407 at Water Street by the Park. Kelowna's most prestigious new address. This state of the art residence offers 3 bedrooms, 2 bathrooms, a versatile office/flex space, and a layout designed to capture the essence of luxury Okanagan living. From every window, take in iconic, panoramic views of the city skyline, Okanagan Lake, the William Bennett Bridge, and the surrounding mountains. Views that truly redefine what it means to live in Kelowna. No detail has been overlooked in this impeccably curated development. The gourmet kitchen is a showpiece, featuring top of the line Milano appliances seamlessly integrated behind sleek, modern cabinetry for a clean, minimalist aesthetic. Spa inspired bathrooms. Step out onto the expansive 500sq/ft wraparound deck and enjoy unmatched views in every direction. Two secure parking stalls are also included for added convenience. As a resident of Water Street by the Park, you'll have access to over 42,000 sq. ft. of exceptional resort style amenities: an outdoor pool, hot tubs, steam rooms, a cutting edge fitness and wellness centre, golf simulator, stylish social lounges, and more. All within a vibrant, pet friendly community just steps from Kelowna's waterfront. Surrounded by award winning restaurants, boutique shops, and rich cultural attractions, this is an extraordinary opportunity to own an incredible property in Downtown Kelowna. (id:6769)

Primary Bedroom 11'11" x 12'

Office 10'6" x 6'7"

Living room 13'8" x 11'5"

Kitchen 8'1" x 14'2"

Foyer 5'8" x 14'11"

Dining room 10'10" x 14'2"

Bedroom 9' x 9'6"

Bedroom 10'6" x 9'6"

5pc Ensuite bath 8'5" x 8'2"

4pc Bathroom 4'10" x 4'11"

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