



238 Leon Avenue 1507 Kelowna British Columbia

\$1,398,800

Water Street By The Park, Downtown Kelowna's newest completed highrise tower, where unparalleled amenities meet 180 degree views from this ready to move in luxury 1418 square foot residence. Offering three bedrooms and a flex or storage room, two full bathrooms, two secure side by side parking stalls, plus 500 square feet of private outdoor patio space overlooking 15 stories above City Park, Okanagan Lake, Downtown Marina and Kelowna Yacht Club. Beach access, vibrant Bernard Avenue and Water Street, waterfront promenade, and quick access to Highway 97 and W.R. Bennett Bridge make this one of the most accessible and amenity rich locations in the city. On-site concierge and security, dedicated parcel delivery room, outdoor pool, two hot tubs, sauna, steam room, games room, hobby and kids room, cardio space and exceptional equipped fitness room, lounge, golf simulator, putting green, and theatre room are all included with your low strata fees! Family and pet friendly, this home brings the epitome of the Okanagan Lifestyle literally to your doorstep. Refined finishings, such as durable vinyl plank hardwood style flooring, gas cooktop, built in oven, integrated fridge and dishwasher, washer, dryer, and gas hookup for your BBQ on your southwest corner wrap around patio. Access your patio by the primary and second bedroom, as well as the dining area. Price includes any GST that may be deemed applicable. Seller has never moved in, so condition is like new and with warranty! Quick Possession. No size restriction on dogs. (id:6769)

Foyer 14'11" x 5'9"

Laundry room 6'1" x 3'4"

Den 10'9" x 6'8"

4pc Bathroom 10'9" x 5'

Bedroom 13'3" x 10'9"

Bedroom 9'6" x 8'11"

5pc Ensuite bath 8'6" x 8'6"

Primary Bedroom 12'3" x 11'11"

Kitchen 14'4" x 8'6"

Living room 11'3" x 13'7"

Dining room 14'4" x 10'4"

Listing Presented By:



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Royal

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