



# 1220 Pacific Avenue 307 Kelowna British Columbia

\$574,999

Newly constructed by VLS Developments, The Rydell is just one block from the Capri Centre (slated for redevelopment to densify and attract more shopping/amenities). Enjoy walking to grocery stores, coffee shops, restaurants, GoodLife Fitness, and more! Sutherland Avenue features a dedicated, protected bike lane connecting directly to the Landmark District and the Parkinson Recreational Centre, with a new facility anticipated to begin construction next year. Thoughtfully designed, the building includes secure bike storage, e-bike charging, a wash and tune-up station, and a community clubroom with a kitchenette and an expansive BBQ patio. Pet-friendly policies allow up to two dogs (under 25 pounds each), two cats, or one of each --if you have just one dog, there is no size restriction. This unit comes with one dedicated and secured parking stall, and guests can take advantage of secure visitor parking or free street parking while they can! This south-facing two bedroom, two bathroom condo offers an expansive patio, generously sized to accommodate dining for eight or more, alongside a separate lounge area-- perfect for seamless indoor-outdoor living. As a corner unit, it benefits from additional windows in the secondary bedroom, enhancing natural light throughout. The spacious primary suite offers ample room for a dedicated office space, while the well-appointed kitchen provides abundant storage and an ideal setting for entertaining with seating for four. This unit has never been occupied, therefore GST applies. Take advantage of incentives such as VTB options available from the seller. (id:6769)

4pc Bathroom 8'3" x 5'2"

Bedroom 11'4" x 12'2"

Kitchen 8'7" x 12'2"

Living room 12'9" x 14'8"

4pc Ensuite bath 6'8" x 7'9"

Primary Bedroom 12'4" x 12'3"

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