



# 460 Groves Avenue 601 Kelowna British Columbia

\$4,277,700

Unit 601 - 450 Parc: Award-Winning Penthouse Living in South Pandosy. Crowning the vibrant Pandosy neighbourhood, this one-of-a-kind penthouse offers over 2,260 sq ft. of interior space & 1,000 plus sq ft. of outdoor living. Designed for those who value elegance & ease, the 3-bedroom, 4-bath residence blends contemporary luxury w/panoramic views of Okanagan Lake, the city, & surrounding mountains. Part of an award-winning development recognized with 4 Gold Awards, including Best Condominium Community in B.C., 450 Parc is celebrated for exceptional design, craftsmanship, & livability. Soaring 10-foot ceilings, wide-plank oak floors, & exposed beams create a upscale ambiance. The chef's kitchen features a Thermador fridge, four Sub-Zero freezer drawers, double Miele wall ovens, quartz counters, & a generous island--perfect for entertaining. A glass-enclosed wine room is ready for customization & a wet bar complete the space. The primary suite is a true retreat with dual walk-in closets, a spa-like ensuite, & access to the terrace, where a saltwater hot tub is coming soon. Two additional bedrooms with private ensuites, a powder room, & full laundry round out the layout. Enjoy outdoor living with a built-in kitchen, Jackson Grills BBQ, fire table, & automated louvred pergolas. Smart tech includes Control4 automation, motorized blinds, designer lighting & EV-ready parking. Private and set in one of Kelowna's most walkable areas, this penthouse elevates luxury living. (id:6769)

3pc Ensuite bath 5'2" x 8'0"

Bedroom 13'6" x 12'7"

Other 13'9" x 5'2"

Primary Bedroom 13'9" x 17'4"

Other 8'6" x 9'10"

5pc Ensuite bath 13'8" x 7'11"

2pc Bathroom 8'6" x 7'10"

Living room 15'0" x 16'2"

Dining room 9'6" x 10'2"

Other 6'10" x 9'0"

Kitchen 24'0" x 9'6"

4pc Ensuite bath 5'4" x 8'3"

Bedroom 15'5" x 13'0"

Foyer 13'4" x 10'0"

Listing Presented By:



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Laundry room 6'11" x 7'6"