



## 1160 Bernard Avenue 1209 Kelowna British Columbia

\$1,288 000

Over 2,000+sq.ft of living space with panoramic, unobstructed lakeview & highly coveted SW exposure define this luxury Kelowna condo. Exceptionally low strata fees and one of Kelowna's rare suites offering full perimeter windows- 3 walls of magnificent views without neighbouring units! Each room captures the Okanagan scenery, double-door primary bed, walk-in closet & custom fireplace. Steps to downtown, with resort-style amenities POOL, HOT TUB, SAUNA, STEAM ROOM & FULLY EQUIPPED GYM, extra-large PRIVATE STORAGE UNIT immediately beside your 2 SECURE UNDERGROUND PARKING STALLS. Bright oversized layout 3 beds, 3 baths & glass-enclosed den with stunning tiled accent wall - perfect for home office & video conferencing. Fully reno'd: premium professional-grade kitchen appliances, soft-close cupboards/drawers, new baths, extensive custom tile-work, flooring, dedicated bar with wine fridge, POWER blinds for windows via phone & remote-control, quartz counter tops & backsplashes, 2019 heat pumps. Large balcony, pergola & gas BBQ hookup overlooking downtown & the lake- best sunset views. 'No-Frills' Grocery Store & 'Anytime Fitness' immediately attached to the building. Easy walk to downtown, entertainment, & beach. Efficiently equipped with 3 large elevators, this building has community-minded residents, and durable steel-&concrete construction for exceptional soundproofing. Live in one of Kelowna's best-managed buildings. Unit is unoccupied & immediate possession available. (id:6769)

Laundry room 8'11" x 5'7"

Den 9'10" x 8'4"

2pc Bathroom 6'0" x 5'9"

3pc Bathroom 8'11" x 5'6"

5pc Ensuite bath 17'7" x 8'5"

Primary Bedroom 23'9" x 12'11"

Dining room 10'8" x 11'10"

Kitchen 20'8" x 21'10"

Living room 13'9" x 14'8"

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