



# 3175 De Montreuil Court 314 Kelowna British Columbia

\$398,888

Welcome to #314 at Willowbrook Gardens - your peaceful oasis in the heart of Kelowna's vibrant South Pandosy district. This spacious 2-bedroom, 2-bath condo offers over 940 sqft of updated living, ideally located on the quiet, pool-facing side of the building. Sip your morning coffee or unwind at sunset on your large covered balcony overlooking mature trees and a gently flowing creek. Freshly painted in calming neutrals and featuring a brand-new AC unit, this home shows pride of ownership throughout. The efficient galley kitchen, refreshed bathrooms, and smart layout make everyday living easy. You're just one floor below the indoor hot tub and gym--close enough for convenience, but far enough to keep the hallway traffic away from your door. Extras include a rare storage locker, covered parking, and flexible long-term rental rules--making this a great fit for both homeowners and investors. Leave the car parked--you're steps from Okanagan College, Urban Fare, Starbucks, Save-On-Foods, beaches, breweries, and a vibrant mix of cafés, fitness studios, and local shops. Gyro Beach, Pandosy Village, and Kelowna General Hospital are all within easy walking distance. Transit, bike paths, and e-scooters connect you to the rest of the city. Thoughtfully located, lovingly maintained, and ready for its next chapter--come see why #314 stands out. (id:6769)

3pc Bathroom 7'5" x 6'1"

4pc Ensuite bath 7'10" x 4'11"

Bedroom 13'3" x 10'8"

Primary Bedroom 13'7" x 10'10"

Kitchen 8'3" x 7'10"

Dining room 8'4" x 8'5"

Living room 17'2" x 11'8"

Listing Presented By:



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**RE/MAX Kelowna**

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