



# 450 Groves Avenue 404 Kelowna British Columbia

\$2,140,000

Welcome to 450 PARC. Award winning designers Zeidler Architects and Craig Mohr of Vineyard Developments, team up to create this Six Storey Manhattan-inspired, masterpiece. Located in the most sought-after location in the Okanagan Valley, Pandosy Village - an area known for its quiet charm and wealth of unique restaurants, cafes and boutiques. Salons and spas, health and wellness centers and numerous lifestyle services are all at your doorstep. Enjoy the peace and quiet from this Concrete and Steel Frame building sitting on a tree-lined sanctuary, while being in close proximity to the beautiful beaches of Okanagan Lake. 450 PARC consists of only twenty high-end and spacious units. Eliminate wait times by sharing one elevator with just 9 other owners! This 1,720 sqft unit has 9' ceilings, 7.5" engineered oak flooring, a gas fireplace, quartz countertops, custom beams in great room and Primary Bedroom, Bosch 500 and 800 series appliances, and a 10' central island with breakfast counter overhang to sip your morning coffee or head to one of your two Balconies totaling 432 sqft of outdoor space. Enter your Primary En-suite Bathroom to enjoy polished porcelain tile floor, matching polished tile shower surround, a freestanding soaker tub and many more beautiful touches throughout. This is a one-of-a-kind unit in a remarkable building that provides ultimate convenience. Come by, take in the refreshing Mountain and Park views and experience the pinnacle of everyday luxury! (id:6769)

Primary Bedroom 13' x 16'

Dining room 11' x 11'

Full ensuite bathroom 8' x 11'

Full bathroom 6' x 9'

Living room 12' x 14'

Kitchen 16' x 13'

Den 9' x 11'

Bedroom 11' x 11'

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