



## 3699 Capozzi Road 410 Kelowna British Columbia

\$439,900

RARE A4 STUDIO. EV PARKING. XL COVERED PATIO. An exceptional opportunity to own a premium studio residence in AQUA, Kelowna's landmark waterfront community, offering a rare combination of EV-parking, private storage, bike locker, and an oversized covered patio ideal for year-round use. This intelligently designed studio lives larger than expected, with living and sleeping area, 10 ft. ceilings, oversized windows, and a full kitchen finished with quartz countertops, stainless steel appliances, and custom closet organizers. Built with solid concrete construction, AQUA delivers superior soundproofing and long-term durability, complemented by efficient VRV heating and cooling, ERV ventilation, and a centralized hot water system. Residents enjoy access to resort-style amenities including an outdoor pool, rooftop hot tub, expansive fitness and wellness centre, fireside lounge, shared entertaining spaces, and more. Pet-friendly with priority access to the Aqua Boat Club. A compelling option for buyers seeking flexibility, lifestyle, and long-term value in a highly desirable waterfront setting, whether as a personal retreat or strategic holding in a unique building with limited studio supply.

(id:6769)

Kitchen 13' x 11'

Full bathroom 8' x 6'

Bedroom - Bachelor 15' x 11'

Listing Presented By:



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**RE/MAX Kelowna**

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