



# 1550 Union Road 44 Kelowna British Columbia

\$899,900

\*\*\* For more information, please click Brochure button. \*\*\* No gst, no Strata Fees for One Year! Welcome to Unit 44 - The Elderberry Plan at Pondsides Landing, where contemporary design meets serene pond-side living. This beautifully crafted interior townhouse spans 2,626 sq. ft. and is finished in the sophisticated Warm Nordic colour palette, offering a bright and welcoming atmosphere from the moment you step inside. Take advantage of the GST incentive and secure a brand-new residence with sweeping pond views and exceptional natural light. The smart split-level floor plan includes 3 bedrooms, 3 bathrooms, and a dedicated study, an ideal balance of livable space and everyday practicality. Outdoor living is a highlight here, with three distinct spaces to enjoy: a generous main-level deck for entertaining, a tranquil private balcony off the primary bedroom suite (complete with a luxurious 5-piece ensuite and walk-in closet), and a covered patio off the walkout basement that's perfect for relaxing year-round. Inside, the main floor flows effortlessly with an open-concept living area anchored by a warm gas fireplace. Downstairs, two additional bedrooms and a comfortable family room open directly to the lower patio. A side-by-side double garage connects to a thoughtfully designed laundry room for added convenience. Soaring ceilings add to the home's airy feel—9' on the basement level, 10' on the main, 8' in the upper bedroom, and an impressive 11' in the study. (id:6769)

Den 11'6" x 9'8"  
 5pc Ensuite bath 12'11" x 8'9"  
 Primary Bedroom 17'7" x 11'11"  
 3pc Bathroom 10'7" x 9'0"  
 Bedroom 11'6" x 10'4"  
 Bedroom 11'1" x 10'4"

Dining room 8'8" x 10'3"  
 Living room 14'0" x 19'0"  
 Kitchen 14'10" x 8'6"  
 Laundry room 6'9" x 8'11"  
 2pc Bathroom 5'4" x 5'7"

Listing Presented By:



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**RE/MAX Kelowna**

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100-1553 Harvey Avenue,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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