



## 2110 Matrix Crescent 18 Kelowna British Columbia

University District

# \$1,999,900



Amazing opportunity in The Vaults, an exclusive sought after development designed for security, privacy, and versatility. 27' ceilings maximize functionality on the main level while a fully finished 1,580 sq.ft. second floor offers comfortable everyday use. Thoughtfully designed as a high-end office, the upper level features durable commercial grade flooring, a custom kitchenette with quality appliances incl. a dishwasher, convection oven/microwave combo, counter depth fridge with ice and filtered water, plus a full bath with shower. 2 private offices and a spacious boardroom with power window coverings create an ideal work environment, while the inviting lounge with a fireplace adds luxury. Built to accommodate large vehicles, the second floor underside sits at 13.5', allowing ample clearance for RVs, boats, trailers, and lifts. The heated shop features epoxy flooring, a half bath, and is roughed-in for speakers. A 17' x 20' door ensures easy maneuverability. Comfort is a priority with rooftop heating and cooling (RTU), a steam humidifier, fire-rated exterior stairwell access, and illuminated stairways. The Vaults offer exceptional security with a concrete perimeter, enclosed units, and 24/7 owner-only access, along with fire suppression and CO detection systems. Ideally located near Kelowna Airport with quick access to Lake Country and Vernon, this is a rare opportunity...



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