



## 794 Martin Avenue 1 Kelowna British Columbia

\$824,900

Stunning contemporary style townhome located steps to downtown Kelowna - This is true "urban living" and just a short walk to the beach, Knox Mountain Park, Kelowna's cultural district, theatre, cafes & eateries and the new upcoming downtown UBCO campus! Public transit right outside your door. You can't beat this location! Built by Rykon Construction, this quality custom plan features high-end finishings throughout, a generous size master with a large ensuite, a second bedroom with its own ensuite and walk-in closet, large rooftop deck, front courtyard, single car garage and a beautifully landscaped design which provides plenty of privacy. Owners added \$22k of upgrades including Vinyl Plank flooring, upgraded kitchen package and appliances with under cabinet lighting and added drawers, an \$800 super Susan, one-sided waterfall countertop and shaker cabinets. Lighting package upgrade, ceiling fans in both living room and master, black-out blinds in both bedrooms (two motorized), heated tiles in the ensuite + motion sensor kick lights, hot water on demand and gas lines on both patios with an added hose bib on the rooftop patio. This home offers not only a desirable location but also a perfect blend of comfort, style, and functionality. Plus, our list price, exempt from GST, makes this unit the best deal in downtown Kelowna, far lower than comparables!!! Don't miss out on this exceptional opportunity to embrace the best of the Okanagan lifestyle!!! Book your showing now! (id:6769)

Full bathroom Measurements not available

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Bedroom 9'6" x 12'0"

Primary Bedroom 13'0" x 14'0"

Partial bathroom Measurements not available

Dining room 9'8" x 11'9"

Kitchen 8'6" x 14'10"

Great room 12'0" x 14'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.giadamillard.com/>

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**Stilhavn Real Estate Services  
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