



# 450 Groves Avenue 102 Kelowna British Columbia

\$1,597,000

Exclusive Luxury in Sought-After Pandosy Area Experience upscale urban living in this elegant main level condominium, nestled in a prestigious 6 story concrete, steel and brick building. Pandosy neighborhood, this residence offers convenience, with shopping, dining, parks, beaches, and the hospital all within walking distance. Dual Access: Enjoy dual access to your home with an extra street entrance equipped with video monitoring and fob access for added security. Private Patios: Unique front-to-back connection provides each unit with access to two different outdoor living spaces. Relax on your large private front patio or the expansive over 1100 sq ft rear patio that backs onto Abbott Park, providing a serene nature view. This patio is prewired for hot tub installation, gas hookups for barbeque and fire table. Personalize an outdoor kitchen with all wiring in place. Impressive Interiors: Revel in the sophisticated design with 10 ft ceilings, oversized windows, engineered hardwood flooring, solid wood doors, and a gas fireplace. Gourmet Kitchen: The chef-inspired kitchen includes an expansive island, handcrafted backsplash, upgraded cabinetry, quartz countertops, and high end Bosch appliances. Secure Parking: The property comes with 2 secure parking stalls, EV ready charging and private storage area. Intimate Community: This residence shares its exclusive lifestyle with just 19 neighbors, with only 2 units per floor. Embrace this lock and leave lifestyle. (id:6769)

Other 5'0" x 9'0"

Other 5'0" x 8'0"

Full bathroom 5'0" x 9'0"

Bedroom 13'0" x 10'0"

Kitchen 15'0" x 13'0"

Dining room 11'0" x 9'0"

Living room 12'0" x 13'0"

4pc Ensuite bath 13'0" x 5'0"

Primary Bedroom 13'0" x 12'0"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.