



1180 Sunset Drive 107/207 Kelowna British Columbia

\$1,235,000

A unique standalone 3 story brownstone style home, with roof terrace and commercial zoning right in the heart of downtown Kelowna . Approx 2400 sq ft, with 9 & 10 ft ceilings, custom solid wood staircases, and 6 in wood baseboards, this is a dream work /live residence. Reside in the 2 main levels and run your business from the ground level or rent it out commercially. Or use the entire unit for your business. The ground floor (approx 600sq ft) has a separate gate and entrance with a private patio. There is a 2 pc bath, wet bar and gas fireplace in this area. This level is ideal for a variety of commercial/office uses. Could also set up the lower level as Air BnB . Plenty of parking available for friends and guests in the adjacent city lot. The main residential levels are 1800 sq ft, comprising of 2 bedrooms, both with ensuites, and a large entertaining space with open kitchen, living and dining areas, with 2 pc guest bath. The living room features a cozy woodburning FP, and 20 ft Juliette balcony with floor to ceiling glass doors. The kitchen has wood cabinets and S/S appliances. The roof terrace is an oasis surrounded by trees with a hot tub, retractable awning, 3 gas outlets and water/irrigation. Only steps to Waterfront beach, Prospera place, & a range of restaurants, shopping and entertainment. Comes with 2 parking spots (C18&19) in the adjoining parkade, and there are several storage rooms in the unit. This is a rare opportunity that has never been offered before. (id:6769)

Laundry room 5'6" x 5'6"

3pc Ensuite bath 11'8" x 6'

Bedroom 10' x 11'5"

4pc Ensuite bath 5'4" x 8'

Primary Bedroom 11'9" x 11'6"

Pantry 6' x 7'

Dining room 11' x 13'

Partial bathroom 6' x 7'

Living room 11' x 18'

Kitchen 11' x 13'

Utility room 7' x 6'9"

Storage 11'6" x 4'4"

Storage 6'4" x 5'

2pc Bathroom 7' x 8'

Great room 22' x 26'

Listing Presented By:



Originally Listed by:
Realty One Real Estate Ltd

stillhavn
REAL ESTATE SERVICES

**Stillhavn 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.