



## 737 Leon Avenue 1403 Kelowna British Columbia

\$784,000

**\*\*A Rare View from the Top - Elegance in Every Detail\*\*** Step into elevated living with this exquisitely reimagined 2-bedroom, 2-bath penthouse in the heart of Kelowna. Perched above the city in a boutique building, this 1,520 sq. ft. sanctuary was fully renovated in 2024 with over \$200,000 in refined custom upgrades. The gourmet kitchen is a statement of style and function, anchored by a 10-foot quartzite island and premium Bosch 800 Series appliances. Custom Spectrum cabinetry features innovative, horizontally lifting doors, a pull-out spice rack, a charcuterie drawer, hidden garbage, and deep soft-close drawers—all accented with warm brass handles. Lighting by Pine Lighting sets the perfect ambiance throughout. The living area opens to panoramic 180 degree views, from Okanagan Lake to Knox Mountain and beyond. As night falls, the energy-efficient Regency fireplace with imported Versace tile becomes the heart of the home. Adjacent, the fully enclosed sunroom invites year-round comfort, while the northeast-facing wraparound balcony captures sunrise and midday warmth without the blaze of late-day sun. The spacious dining room features a handcrafted 11.5-foot window seat with deep storage drawers and a wired center cubby for your printer, lamp, or favorite morning device. In the main bath, Spectrum cabinetry continues, enveloping a brand-new LG washer and dryer. Granite vanities and contemporary fixtures elevate both bathrooms to spa-worthy sanctuaries. Additional luxuries include luxury vinyl plank flooring, updated heat pump systems, energy-efficient baseboard heaters, and a hidden robot vacuum "garage." Outside: three exclusive parking spots (two underground, one gated), a storage locker, a pool, gym, social lounge, and an on-site manager. A rare circular driveway and generous visitor parking enhance the sense of welcome and ease. This is more than a residen...

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Bedroom 10'11" x 16'11"

Primary Bedroom 18'4" x 11'8"

Sunroom 23'1" x 6'7"

Dining room 11'9" x 11'1"

5pc Bathroom 11'10" x 8'6"

Living room 24'6" x 9'10"

4pc Ensuite bath 14'1" x 8'6"

Kitchen 11'5" x 11'1"

4pc Ensuite bath 14'1" x 8'6"

Kitchen 11'5" x 11'1"

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