



## 515 Houghton Road 220 Kelowna British Columbia

\$415,000

Welcome to Magnolia Gardens -- at 1,319 sq ft, the largest floorplan in the building, & one of the few with a den. The layout is what sets it apart. The 2 bedrooms sit on opposite sides of the home, separated by the open living space, so privacy is built in -- ideal for a roommate, guests, or a home office that doesn't spill into the rest of your life. The primary is generously sized with a walk-in closet & a 5-piece ensuite. The den, with glass French doors, is a real room: work from home, set up the gym, or use it as the flex space you've never had. Kitchen, dining & living run open through the center, and a covered deck opens off the living room. In-unit laundry with newer LG machines, wall-mounted A/C, 1 secured u/g stall and a storage locker. Magnolia Gardens is a step above on amenities: a fully equipped clubhouse with kitchen, pool table, TV lounge, shuffleboard and a bookable dining room, plus a fitness center, BBQ and party room, guest suites for visiting family, a carpentry workshop, secure bike storage and a car wash bay. Elevator access, secured entry, visitor parking + an active social calendar. Step outside and the multi-use path takes you straight to Ben Lee Park. Groceries, restaurants and transit are all within walking distance, with UBC Okanagan, the airport and downtown Kelowna close at hand. Pet-friendly (with some restrictions), no age restrictions and a central location make this a smart buy. (id:6769)

Other 8' x 5'6"

5pc Bathroom 10'2" x 9'1"

Laundry room 5'10" x 7'3"

Bedroom 11'7" x 9'9"

Office 9'1" x 9'6"

Primary Bedroom 17'3" x 18'6"

3pc Bathroom 8'3" x 8'5"

Living room 22'7" x 27'1"

Kitchen 13'3" x 8'4"

Listing Presented By:



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Stilhavn Real Estate Services

<http://www.getbrett.ca/>

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