



## 3475 Granite Close 311 Kelowna British Columbia

\$789,000

Walking into the home you'll feel the openness of the living space w/custom bar, extra large quartz island - seating for six; Whirlpool stainless appliances incl. gas range + wine fridge, ample kitchen storage w/white shaker cabinets, large pantry. Bright living room w/electric fireplace w/raw edge mantle; sliding doors lead to large covered deck. Sizeable primary suite w/lakeview; linen & walk-in closet + 4 piece ensuite w/large walk in shower. Ample storage, 2 sinks and quartz counter tops. The second bedroom located on the opposite side of the condo has floor to ceiling windows w/sunshades and a queen murphy bed. Two sizeable closets that lead to 3-piece bathroom with shower and custom tiling. Other items - TWO SECURE PARKING SPACES, laundry room, Hot Water on Demand, Extra large storage unit on the same floor; vinyl plank flooring and tile throughout; ceiling fans for added comfort, NEST thermostat, sun blinds, TV's in both bedrooms, dual gas connectors on the deck. Building amenities include salt water outdoor pool + rooftop hot tub. Community centre offers gym, sauna, pool, hot tub, yoga room and outdoor pickleball, tennis, and basketball courts. Join the optional Granite Yacht Club Membership for use of 2 Seadoos or a 23 ft Pontoon Boat docked at the McKinley Beach Marina. Enjoy the beach area, pizza cafe, km's of hiking trails, Azhadi Winery opening soon w/dining. 15 Min to airport; 20 min to downtown Kelowna; 6 Minutes to shopping ... what are you waiting for. (id:6769)

Utility room 6'2" x 3'1"

Foyer 14'10" x 4'10"

Laundry room 7' x 8'3"

3pc Bathroom Measurements not available

Bedroom 12'11" x 12'0"

4pc Ensuite bath 5'11" x 11'7"

Primary Bedroom 14'1" x 11'6"

Living room 16'3" x 12'9"

Kitchen 11'10" x 11'10"

Listing Presented By:



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