



# 1191 Sunset Drive 3501 Kelowna British Columbia

\$3,394,900

Discover the pinnacle of luxury living in an exquisite sub-penthouse in the heart of Kelowna's vibrant waterfront district. This stunning residence within the prestigious ONE Water Street development offers unparalleled panoramic views of Okanagan Lake, the city, and the surrounding mountains. Spanning an impressive 2,661 square feet, this 2 bedroom plus den, 3 bathroom property is a testament to sophisticated design and modern luxury. The open-concept living space is adorned with upscale finishes, featuring a contrasting light and dark colour palette. The gourmet kitchen is equipped with top-of-the-line appliances, including a Sub-Zero refrigerator and dual-zoned wine cooler, Dacor cooktop, and wall ovens. The 1000+ sq. ft. terrace invites you to bask in the natural beauty of the Okanagan, with the sun glimmering on the lake, providing a serene backdrop for entertaining or private enjoyment. The SMART home package allows seamless control over audio, blinds and lighting. Residents of ONE Water Street are granted exclusive access to The Bench, an unparalleled amenity space that includes two pools, a hot tub, an outdoor lounge with fire pits, a well-equipped gym with a yoga/pilates studio, a lounge area, a business center, a pickleball court, a pet-friendly park, and guest suites for visiting friends and family. Over \$100,000 in upgrades installed. Every detail has been carefully curated to offer an exceptional living experience in one of Kelowna's most coveted communities. (id:6769)

Other 59'8" x 39'2"

Other 12'4" x 17'7"

Other 10' x 16'1"

Partial bathroom 6'8" x 5'5"

3pc Bathroom 6'2" x 9'7"

Bedroom 13'3" x 13'0"

4pc Ensuite bath 14'2" x 9'6"

Other 13'0" x 11'0"

Primary Bedroom 25'8" x 10'5"

Laundry room 5'1" x 8'5"

Den 12' x 24'9"

Dining room 17'4" x 9'3"

Pantry 15'5" x 4'8"

Kitchen 17'4" x 12'4"

Living room 24'10" x 23'

Listing Presented By:



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