



## 654 Cook Road 414 Kelowna British Columbia

\$560,000

Welcome to #414 at Playa del Sol, one of the rare lakeview units in this sought-after Lower Mission resort-style complex. This fully furnished 2-bedroom & den condo is perfectly positioned for flexible ownership, ideal as a primary residence, long-term investment, or a potential future short-term rental opportunity. With recent updates to the City of Kelowna's policies, short-term rentals could be permitted in primary residences with the appropriate licensing in place. Looking ahead, if Kelowna maintains a vacancy rate above 3% for two consecutive years, the City can apply for a provincial exemption, potentially reopening broader short-term rental opportunities in the future, making this unit an excellent holding property. Inside, you'll find a spacious, open-concept layout. The kitchen is well-equipped & features bar style seating. The primary bedroom, with access to the deck and lake views, includes a walkthrough closet to the ensuite. The second bedroom has its own walkthrough closet, and access to the second bathroom with walk-in shower. Plus the den is large enough to comfortably function as a third bedroom. One of the best features? The covered deck with lake views! Strata fees include electricity, heating, cooling, and gas. Playa del Sol offers an outdoor pool and hot tub, a fitness centre, and a spacious owners' lounge with billiards and card tables. Just across the street from Okanagan Lake and the boat launch, you're steps away from the beach, restaurants and shops (id:6769)

Full ensuite bathroom 5'6" x 8'4"

Primary Bedroom 12'7" x 10'2"

Kitchen 8'5" x 14'4"

Dining room 8'11" x 14'4"

Living room 13'8" x 13'1"

Den 7'5" x 11'7"

Full bathroom 4'11" x 9'10"

Bedroom 10'1" x 10'

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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