



## 238 Leon Avenue 707 Kelowna British Columbia

\$978,000

No GST! Welcome to #707 238 Leon Avenue! Water Street by the Park (WSBTP) is a brand-new development offering vacation-inspired living in the heart of downtown Kelowna. This luxurious SW facing, 3-bedroom + Den, 2-bathroom unit includes 1398 sq. Ft of living space, w/ a 500 sq. Ft wrap around balcony, offering breathtaking views of Okanagan Lake. The C1-07 floorplan is thoughtfully designed with luxury and elegance in mind and offers clean lines, bright open living space, and calming neutral colours throughout. The kitchen features premium wood cabinetry, quartz countertops, and stainless-steel Fulgor Milano appliance package, including panel ready fridge and gas range. The interior is finished with luxury vinyl plank flooring and porcelain tile. WSBTP is an amenity rich community, which features a sixth-floor "deck" that offers a peaceful retreat from the buzz of downtown Kelowna. The deck includes a heated outdoor pool, two hot tubs, sauna, steam room, fully equipped gym, outdoor BBQs, fire pit enclaves, golf simulator, putting green, yoga and spin studio, and so much more. WSBTP puts you at the centre of it all—just steps from coffee shops, restaurants, breweries, wineries, shopping, public transit, City Park, and the Waterfront Boardwalk. One parking stall included. No storage locker. Rentals are allowed, with restrictions (min. 30 days) and pets are also allowed, with restrictions (up to two dogs; or 2 cats; or one dog and one cat). GST is inclusive of the purchase price. (id:6769)

Den 9'3" x 6'7"

Bedroom 10'6" x 13'0"

Full bathroom 10'5" x 4'11"

Bedroom 9'0" x 9'11"

5pc Ensuite bath 8'4" x 8'0"

Other 3'11" x 8'0"

Primary Bedroom 11'10" x 11'11"

Living room 12'2" x 14'2"

Dining room 9'0" x 12'11"

Kitchen 9'2" x 14'0"

Other 5'9" x 14'10"

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