



238 Leon Avenue 807 Kelowna British Columbia

\$1,148,000

Welcome to #807 238 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). Purchase price, plus GST. (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 8'11" 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"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
Oakwyn Realty Okanagan

<http://www.kylebjanzen.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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