



## 460 Groves Avenue 104 Kelowna British Columbia

\$1,595,000

Gorgeous, luxury & upgraded residence at 450 Parc in the sought-after neighborhood of South Pandosy. One of only 2 units with convenient access from street to private entrance into the suite- NYC style! This 2-bedroom + den townhome boasts the utmost in luxury with 10 ft. ceilings, engineered hardwood floors throughout, custom solid interior doors, and hand-crafted kitchen cabinets. Oversized windows flood the space with natural light, and a gas fireplace invites a cozy ambiance. The kitchen features an expansive island, built-in panel fridge, quartz counters, and a wine wall. Off the living room is a fabulous outdoor patio with an elevated covered area complete with motorized pergola and a hot tub backing onto dog-friendly park! Stunning hand-stained wood beams enhance the living room and primary bedroom. The primary bedroom is a tranquil retreat with an opulent ensuite featuring a floating vanity with 2 undermount sinks and under cabinet lighting, a glass-enclosed shower, and a large walk-in closet with custom built-ins. A second generous-sized bedroom is the ideal space for guests, with an adjacent bath, or it can be used as a home office. 1500 sq. ft. of outdoor living space. A storage locker and one tandem parking stall accommodate two cars. Prime location offering an exceptionally walkable community close to restaurants, cafe's, shopping, the beach, and the new Pandosy Pier. (id:6769)

Other 9'5" x 7'10"

Primary Bedroom 13'6" x 13'2"

Living room 15'1" x 9'8"

Kitchen 15'6" x 12'5"

Dining room 9'11" x 9'8"

Den 8'5" x 9'2"

Bedroom 10'2" x 14'4"

4pc Ensuite bath 8'10" x 10'3"

4pc Bathroom 8'10" x 6'1"

Listing Presented By:



Originally Listed by:

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Royal

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