



## 1160 Bernard Avenue 1209 Kelowna British Columbia

\$1,288 000

Panoramic, unobstructed lakeview with highly coveted SW exposure define this luxury Kelowna condo. Every room captures the Okanagan scenery, double-door primary retreat with walk-in, extra closet & custom fireplace. This condo is 2,000+sq.ft & exceptionally low strata fees, it is also one of Kelowna's rare suites offering full perimeter windows -no shared walls with other units! Steps to downtown, with resort-style amenities: POOL, HOT TUB, SAUNA, STEAM ROOM & FULLY EQUIPPED FITNESS CENTRE. Large private storage unit right beside your 2 secure underground parking stalls. Bright, oversized layout 3 large beds, 3 baths & a glass-enclosed den with beautifully tiled accent wall - perfect for home office video conferencing. Fully renovated; new kitchen with high-end professional-grade appliances, soft-close cupboards/drawers, updated baths, new flooring, dedicated bar with wine fridge, POWER blinds for every window via phone or remote, quartz counters & backsplashes, extensive custom tile & new heat pumps (2019). Large balcony with pergola & gas BBQ hookup overlooking downtown and the lake--perfect for sunset views. No-Frills Grocery Store immediately outside the back door, and an easy walk to downtown for coffee, entertainment, & beach. Minimal waiting with 3 large elevators, this building has wonderful residents, & durable steel-&-concrete construction for exceptional soundproofing. Live in one of Kelowna's best-managed buildings with some of the lowest strata fees in the city. (id:6769)

Laundry room 8'11" x 5'7"

Den 9'10" x 8'4"

2pc Bathroom 6'0" x 5'9"

3pc Bathroom 8'11" x 5'6"

5pc Ensuite bath 17'7" x 8'5"

Primary Bedroom 23'9" x 12'11"

Dining room 10'8" x 11'10"

Kitchen 20'8" x 21'10"

Living room 13'9" x 14'8"

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