



## 732 Coopland Crescent 4 Kelowna British Columbia

\$1,099,900

PRICED WELL BELOW THE 2026 TAX ASSESSED VALUE & ONLY 2 HOMES LEFT. Plus the bonus of the New Home Property Transfer Tax exemption (TBC), & GST rebate for first time buyers (TBC). The South Pandosy (SOPA) location & lifestyle at its best. 732 Coopland is on a quiet street, it is a quiet building, & each approx. 2,200 sq. ft. pet-friendly modern & bright home comes with an attached side-by-side double garage (roughed for EV Charger), front (south-facing) & rear (north-facing) roof-top decks offering approximately 1,000 sq. ft. (plumbed for hot tub & outdoor kitchen). Quality contemporary finishings throughout this 3-bedroom + den, 3-bathroom home with 10 ft. ceilings (on the main level), plus a laundry room with sink, cupboards, sorting counter & an abundance of overall storage. A 5-10-minute walk to beaches, parks, shopping, cafes, restaurants, stores, schools (Raymer Elementary, Kelowna Secondary, Okanagan College, KLO Middle School), banking, medical facilities & City Transit. This is a quiet crescent with lovely city/mountain/valley views, please consider making one of these units your new home. Standard Strata Bylaws to be adopted with the owners to decide on pet & rental restrictions over the longer term. GST is applicable on top of the purchase price. Enervision Enviromatcis Group Energy Advisor states a 33.5% increase in energy efficiency than what is required. Some images physically staged. #s 1 & 4 are available. Appliance Package Negotiable. Please come take a look! (id:6769)

Other 6'1" x 13'2"

4pc Ensuite bath 5'5" x 13'2"

Primary Bedroom 11'11" x 16'1"

Laundry room 7'11" x 5'10"

Bedroom 18'4" x 11'2"

Den 7'9" x 9'5"

Other 19'6" x 18'0"

2pc Bathroom 6'7" x 4'6"

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