



# 1165 Sutherland Avenue 407 Kelowna British Columbia

\$469,900

Discover this pristine BRAND NEW unit, showcasing breathtaking vistas from the pinnacle of the Columbus Center Building, with stunning views of the Capri neighborhood. Pet friendly building(with restrictions). This home features top-tier finishes including Maple "shaker style" cabinets, designer granite countertops in the kitchen and bathroom, a spacious kitchen island in the open-concept living area, and high-end Whirlpool stainless steel appliances. Enjoy the convenience of underground parking, abundant visitor parking at the rear of the building, in-suite laundry, and a north-facing balcony for savoring picturesque mountain sunsets. With exclusive electronic access to the fourth floor and dual security doors, peace of mind is guaranteed. Ideally situated, it's just a 5-minute drive or 10-minute bike ride to the lake. Okanagan College is a short distance down Gordon Ave. and the new UBCO Downtown Campus is just 20 minutes to walk to. Public transit is conveniently located right outside the building, making it an excellent choice for students and anyone seeking a central location. This property may be eligible for First Time Home Buyer incentives! Price does not include GST (5%). (id:6769)

Laundry room 9'7" x 6'4"

Dining room 9'1" x 7'8"

Kitchen 8'9" x 14'

Living room 12'6" x 10'11"

Full bathroom 11' x 9'5"

Primary Bedroom 10'11" x 11'5"

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd

<http://www.erikakretchmer.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.