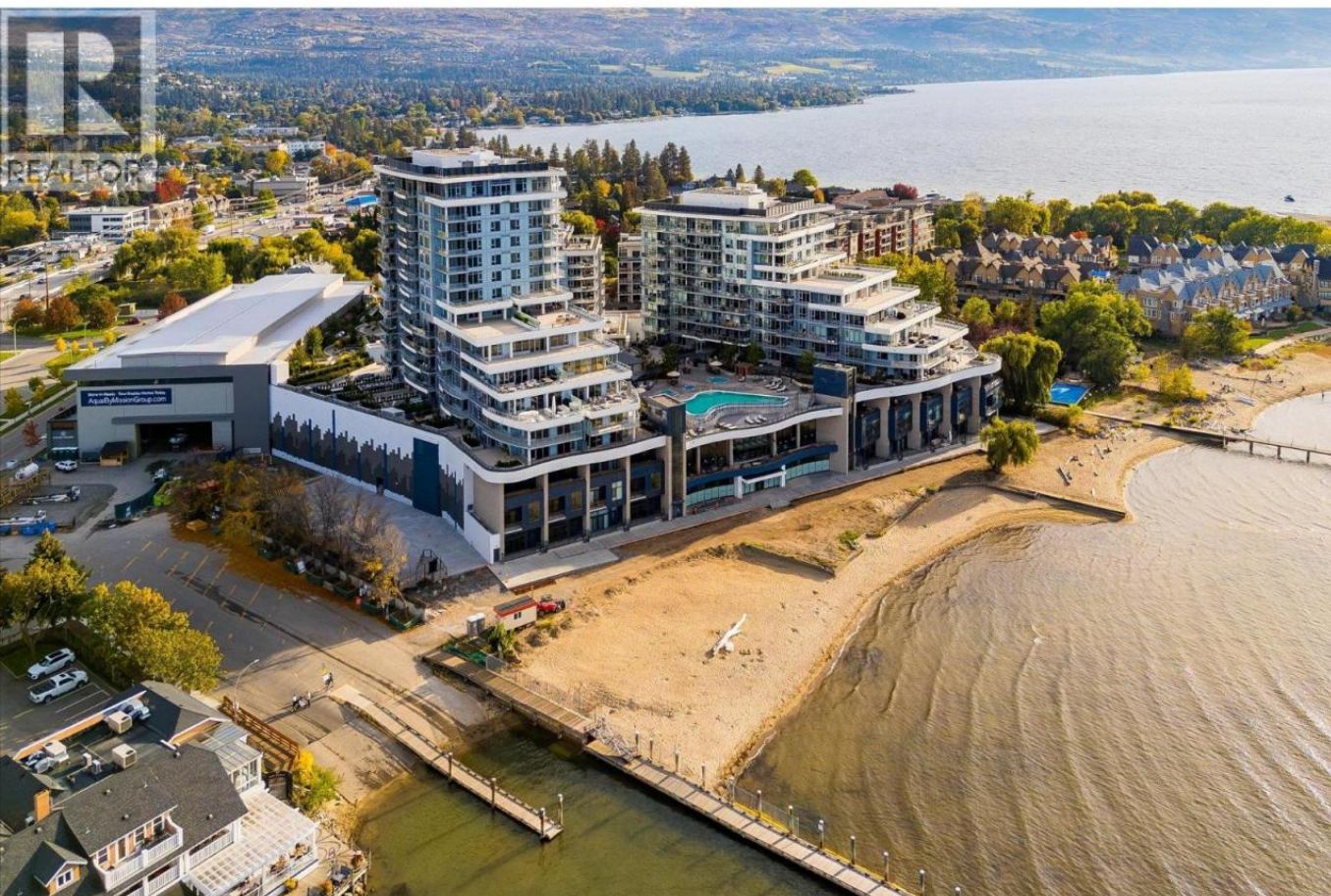




## 3699 Capozzi Road 407 Kelowna British Columbia

\$499,000

NO GST. STR ALLOWED. VACANT. | A rare chance to own a well-designed one-bedroom residence in AQUA, Kelowna's landmark waterfront community, with no GST payable and short-term rentals permitted under the building's zoning. The B1 floor plan offers 490 sq. ft. of interior space plus a 125 sq. ft. covered balcony that runs the full width of the home, with access from both the living area and the bedroom. The open layout combines a full kitchen with dining space and quartz countertops, stainless steel appliances and in-suite laundry. Built with solid concrete construction, AQUA offers superior soundproofing and long-term durability, along with efficient VRV heating and cooling, ERV ventilation and a centralized hot water system. Residents enjoy resort-style amenities, including an outdoor pool and hot tub, an expansive two-storey fitness and wellness centre, a fireside lounge, indoor-outdoor entertaining spaces, a co-working hub and more. Pet-friendly, with membership opportunities at the exclusive Aqua Boat Club. Vacant and easy to show, it's a strong option for investors, first-time buyers, or anyone after a lock-and-leave second home in one of the Okanagan's most distinctive waterfront buildings. STR ALLOWED! (id:6769)

4pc Bathroom 8'0" x 5'0"

Primary Bedroom 10'6" x 9'0"

Kitchen 13'0" x 10'6"

Living room 10'4" x 9'4"

Listing Presented By:



Originally Listed by:  
Rennie & Associates Realty Ltd.

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



**Royal**

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