



# 1165 Sutherland Avenue 406 Kelowna British Columbia

\$487,500

Step into luxury with this new executive-style condo, nestled on the top floor of the Columbus Center Building, offering panoramic views of the Capri neighborhood. Ideal for first-time homebuyers, or those looking to downsize, this home combines elegance and practicality, with a premium finishing package featuring Maple "shaker style" cabinets, designer granite countertops in both kitchen and bath, and a spacious kitchen island set against an open concept living space. Complemented by Whirlpool stainless steel appliances, this condo is a space to be seen. Complete with in-suite laundry, underground parking, and additional visitor parking. Unwind on your south-facing balcony, the perfect spot to enjoy sunsets over the mountains. Pet owners will appreciate the pet-friendly policy, accommodating either a dog or cat under 20 lbs. Embrace a lifestyle of convenience and security with two layers of security access and exclusive access to the fourth floor. Positioned centrally, you are a 25-minute stroll from the lake or a 10-minute bike ride. With Capri Center Mall across the street and OK College a short distance away, everything you need is within reach. Enjoy easy access to downtown and the new UBCO campus with public transit right outside your door. Complete with a 10-year New Home Owner Warranty. Discover a blend of comfort, style, and convenience in Central Kelowna. Price does not include GST (5%). (id:6769)

Dining room 8'10" x 10'6"

Living room 11'9" x 11'1"

Laundry room 8'4" x 6'11"

Kitchen 8'9" x 14'

Primary Bedroom 11'1" x 15'11"

Full bathroom 8'3" x 5'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://www.erikaraeproperties.com/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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.