



## 1232 Ellis Street 1107 Kelowna British Columbia

\$474,700

**LIMITED-TIME INCENTIVE:** Enjoy no strata payments for YOUR FIRST YEAR. Seller to prepay strata fees for any accepted offer in place before February 14th. Enjoy bright, panoramic 11th-floor views and a smart, modern layout in one of Downtown Kelowna's most desirable buildings, Ellis Parc. This move-in-ready 2-bedroom home features rare east-facing city and mountain views that stay light and comfortable throughout the day, plus a covered balcony perfect for morning coffee or work-from-home breaks. Inside, the open-concept design offers 9-ft ceilings, floor-to-ceiling windows, and contemporary finishes throughout. The kitchen is both stylish and functional with flat-panel cabinetry, quartz countertops, under-cabinet lighting, and KitchenAid stainless steel appliances. The living space flows seamlessly to the balcony, creating an ideal setting for entertaining or unwinding after a busy day. The primary bedroom is bright and peaceful with impressive views, while the second bedroom is perfectly suited as a home office, guest room, or future nursery. Additional conveniences include in-suite laundry, roller blinds, secure underground parking, a private storage locker, and bike storage. Residents enjoy a fitness centre and lounge with outdoor terrace. Pet-friendly and rental-friendly, with low strata fees that include most utilities. Steps from Okanagan Lake, Waterfront Park, beaches, cafes, restaurants, and Prospera Place. (id:6769)

Laundry room 3' x 3'

Bedroom 8'5" x 10'2"

4pc Bathroom 5'2" x 8'8"

Primary Bedroom 12'2" x 10'2"

Living room 14'8" x 12'1"

Kitchen 11'7" x 12'1"

Listing Presented By:



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