



## 3699 Capozzi Road 1302 Kelowna British Columbia

\$699,900

Welcome to Aqua Waterfront Village, where modern design meets lakefront living in Kelowna's vibrant Lower Mission. Unit #1302 is a thoughtfully designed two bedroom, two bathroom home featuring approximately 785 square feet of interior space & a covered balcony with protected lake views - perfect for soaking in Okanagan sunsets. This home comes with a quiet, energy-efficient heating/cooling system, oversized windows and luxury wide-plank vinyl flooring throughout the kitchen, living and bedrooms. A split bedroom layout offers flexibility & privacy, perfect for guests or roommates. The kitchen showcases sleek two-toned cabinetry, quartz countertops, a dining island, under-cabinet LED lighting and a premium stainless steel appliance package, including a wine fridge. Both bedrooms come with blackout roller shades. The spa-inspired bathrooms feature quartz countertops & porcelain tile flooring. One secure parking stall (with the rare chance to purchase second stall), one storage locker, one bike locker included. Amenities include: an outdoor pool and hot tub, gas fire pits & BBQ's, a fireside lounge & co-working area, two-level fitness centre, pet wash & bike wash & maintenance area. Vacant & ready for quick possession. Only a 5% deposit required. Buyer to verify all details & measurements if deemed important. This is a mere posting. All offers must be written on the Developer's CPS. Contact Siobhan at 250-317-0353 for more details, offer instructions and disclosures. GST APPLICABLE (id:6769)

Bedroom 8'10" x 8'9"

Full bathroom 4'11" x 7'11"

Full bathroom 8'7" x 4'11"

Primary Bedroom 11'4" x 8'9"

Living room 10'7" x 12'3"

Kitchen 8'9" x 7'8"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
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