



485 Groves Avenue 1306 Kelowna British Columbia

\$1,199,900

This luxury 3-bedroom sub-penthouse at SOPA Square offers wide open panoramic views of Okanagan Lake, the mountains, and the city—including stunning night-time views of downtown's shimmering lights. Enjoy spectacular sunsets and true outdoor living on the expansive L-shaped private deck. Inside, the bright open-concept layout is designed to showcase the views from every room. The gourmet kitchen features high-end appliances including a 6-burner Wolf gas range, Fisher Paykel refrigerator and dishwasher, and a Liebherr wine fridge, all built into sleek custom cabinetry. Thoughtful upgrades throughout including UV window film in the living and dining rooms to protect art and furniture, automatic blinds, upgraded pull-out shelving in the hallway cabinets, a reconfigured master ensuite bathroom vanity for more functional storage, and custom built-ins in the master closet. This unit includes two secure parking stalls in a prime location near the elevator and a storage locker. SOPA Square offers exceptional amenities: an outdoor pool and hot tub, well-equipped gym, meeting room, and stylish outdoor entertaining areas with fire tables. All of this is located in the heart of Pandosy Village—just steps to the beach, shopping, cafes, restaurants, transit, and the Abbott Street active corridor. Urban living at its finest in one of Kelowna's most desirable communities. (id:6769)

Other 7'7" x 7'4"

Utility room 6'7" x 3'1"

Primary Bedroom 11'1" x 11'1"

Living room 16' x 19'6"

Kitchen 17'2" x 6'11"

Dining room 11'10" x 8'5"

Bedroom 10'9" x 9'3"

Bedroom 14'6" x 9'

5pc Bathroom 8' x 9'2"

4pc Ensuite bath 5' x 11'9"

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