



## 1550 Union Road 40 Kelowna British Columbia

\$989,900

For more information, please click Brochure button. Discover Unit 40 - The Elderberry Plan at Ponds Landing. Step into 2,626 sq. ft. of bright, contemporary living in this stunning interior townhouse, featuring the elegant Warm Nordic colour scheme. One of the final homes eligible for the GST incentive, this residence showcases direct pond views and abundant natural light throughout. The thoughtfully designed split-level layout offers 3 bedrooms, 3 bathrooms, and a study, blending functionality with comfort. Enjoy three inviting outdoor living spaces: a spacious main-level deck, a private balcony off the primary suite with a 5-piece ensuite and walk-in closet, and a covered patio extending from the walkout basement. The main floor features an open-concept living area with a cozy gas fireplace, while the lower level provides two bright bedrooms and a family room that opens to the patio. A side-by-side double garage connects conveniently to a well-appointed laundry room. Ceiling heights range from 9' in the basement, 10' on the main floor, and 8' in the upper bedroom, soaring to 11' in the study, creating an airy, light-filled atmosphere. Ideally located just 10 minutes from downtown Kelowna and the airport, Ponds Landing offers a peaceful yet connected lifestyle surrounded by scenic trails, ponds, and the upcoming community Market Square. All measurements are approximate. (id:6769)

Primary Bedroom 17'7" x 11'11"

Storage 4'4" x 9'8"

Loft 11'6" x 9'8"

Utility room 7'8" x 7'6"

Bedroom 11'1" x 10'4"

Bedroom 11'6" x 10'4"

Family room 10'9" x 19'0"

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5pc Bathroom Measurements not available

Foyer 6'10" x 11'6"

Storage 5'4" x 3'5"

2pc Bathroom Measurements not available

Laundry room 8'11" x 6'9"

Dining room 8'8" x 10'3"

Living room 19'0" x 14'0"

Kitchen 14'10" x 8'6"

Listing Presented By:



Originally Listed by:  
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