



# 1220 Pacific Avenue 406 Kelowna British Columbia

\$499,000

Newly constructed by VLS Developments, this award winning building is just one block from the Capri Centre (slated for redevelopment to densify and attract more shopping/amenities). Enjoy walking to grocery stores, coffee shops, restaurants, GoodLife Fitness, and more! Sutherland Avenue features a dedicated, protected bike lane connecting directly to the Landmark District and the Parkinson Recreational Centre, with a new facility anticipated to begin construction next year. Thoughtfully designed, the building includes secure bike storage, e-bike charging, a wash and tune-up station, and a community clubroom with a kitchenette and an expansive BBQ patio. Pet-friendly policies allow up to 2 dogs (under 25 lbs each), 2 cats, or 1 of each –if you have just 1 dog, there is no size restriction. This unit comes with a designated storage locker. The kitchen is perfect for entertaining, with Bianco Gioia quartz countertops and backsplash, an island seating 4, a Samsung stainless steel appliance package, and plenty of storage space. Utilize the den for an office, nursery, gaming room or additional closet space. High ceilings (9') and large windows fill the home with light, creating a bright canvas for your personal touch. Take immediate possession! This unit has never been occupied, so GST is applicable. Take advantage of a 3 year interest rate buy down, give us a call to find out more! (id:6769)

Den 6'11" x 7'7"

Kitchen 8'11" x 15'9"

Living room 13'6" x 18'2"

4pc Bathroom 5'5" x 8'6"

Primary Bedroom 11'10" x 9'8"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.