

\$1,499,000 - 450 Groves Avenue Unit# 102, Kelowna

MLS® #10359279

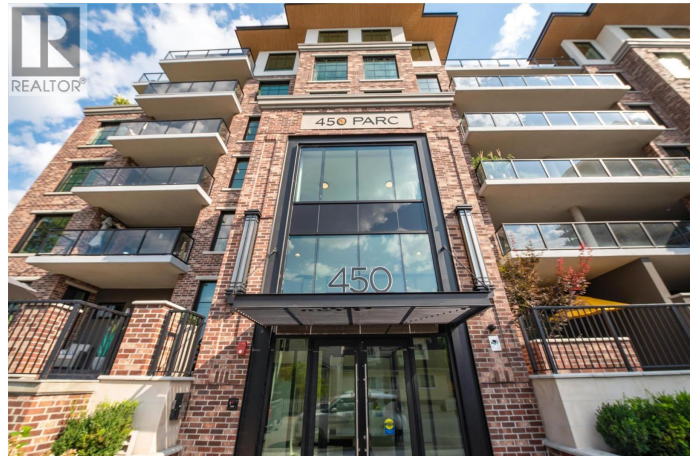
\$1,499,000

2 Bedroom, 2.00 Bathroom, 1,348 sqft

Single Family

450 PARC, Kelowna, British Columbia

Exclusive Luxury in Sought-After Pandosy Area, Experience refined urban living in this elegant main-level condominium, part of a prestigious 6-storey concrete, steel, and brick building in the heart of Pandosy. Just steps from boutique shopping, dining, parks, beaches, and the hospital, this residence offers the perfect balance of convenience and sophistication. Dual Access: Enjoy two points of entry, including an additional private street entrance with video monitoring and secure fob access for peace of mind. Private Outdoor Living: A rare front-to-back layout offers two distinct outdoor spaces. Relax on the large, private front patio or entertain on the expansive 1,100+ sq. ft. rear patio backing onto tranquil Abbott Park. This space is pre-wired for a hot tub, features gas hookups for a BBQ and fire table, fully wired for an outdoor kitchen. Impressive Interiors Inside, 10-ft ceilings, oversized windows, engineered hardwood floors, solid wood doors, and a cozy gas fireplace create a sophisticated ambiance. Gourmet Kitchen The chef-inspired kitchen showcases an expansive island, handcrafted backsplash, upgraded cabinetry, quartz countertops, and high-end Bosch appliances. Behind the wine storage rack, youâ€™™ll find pre-wiring for a wine fridge. Premium Comforts: Two secure parking stalls with EV-ready charging, a private storage area, and the exclusivity of sharing the building with only 19 neighbors (just two units per floor) make this the ideal lock-and-leave lifestyle.



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Built in 2023

Essential Information

Listing #	10359279
Price	\$1,499,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,348
Year Built	2023
Type	Single Family
Sub-Type	Strata
Style	Contemporary

Community Information

Address	450 Groves Avenue Unit# 102
Subdivision	450 PARC
City	Kelowna
Province	British Columbia
Postal Code	V1Y4Y5

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping, Storage - Locker
Features	Two Balconies
Parking Spaces	2
Parking	Heated Garage, Parkade
View	Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Other

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

Exterior

Exterior Brick
Exterior Features Landscaped

Additional Information

Zoning Unknown

Listing Details

Listing Office RE/MAX Kelowna



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