

#1706-1191 Sunset Drive, Kelowna, BC



### ONE WATER - KELOWNA

Welcome to One Water! This 3 bedroom, 2.5 bath, corner unit has spectacular views of Okanagan Lake and Knox Mountain. This meticulously maintained unit has everything you could ask for – quartz counters throughout, waterfall style kitchen island, stainless steel appliances – including a dual fuel stove with steam option, upgraded refrigerator with exterior water and ice dispenser and built in convection microwave. Views from every room with floor-to-ceiling windows with custom controlled electric blinds and massive covered deck with gas BBQ hookup. Beautiful hardwood floors, 9' ceilings, forced air heating & cooling. Private primary bedroom w/tile & glass shower, double vanity & walk-in closet with views of Okanagan Lake. Two other bedrooms share a private full bath – currently an office and sewing room but will be converted back. In unit laundry with upgraded full-size front-loading laundry pair. Separate storage locker and 2 underground parking stalls both on the second level! Residents also enjoy exclusive access to The Bench; a 1.3 acre oasis, including 2 outdoor pools, hot tub, lounges w/fire pits, a 2,200 sq ft health club with yoga studio, business centre, pickleball and dog park. Guests can access the rentable guest suites as well. Right in the heart of downtown Kelowna – this tower is just steps away from all the action – waterfront, parks, restaurants, Brewery district and downtown! Still under 2-5-10 Warranty. Priced under assessed value and ready for new owners!





### Specifications

MLS® # 10315676	Neighborhood <a href="#">Kelowna</a>
Year Built 2021	Zoning UC1
<b>Home Size</b>	
Total Square Footage 1390 sq. ft.	Main Level 1390 sq. ft.
Bedrooms 3	Bathrooms 2.5
Taxes \$5,388 - 2024	Strata Fees \$789.89/month
Strata Inclusions Contingency Reserve, Gas, Insurance, Maintenance Grounds, Management, Recreational Facilities, Sewer, Snow Removal, Trash, Water	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	





## Features

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### THE PROPERTY

Right in the heart of downtown Kelowna just steps away from the waterfront, marina, parks, Brewery district, restaurants and downtown! One Water Street is a collection of lakeside condominiums, townhomes, sub-penthouses, and innovative live-work options - all featuring elevated interiors, incredible outdoor living areas and exclusive access to The Bench.

### THE HOME

3 Bedroom, 2.5-bathroom corner unit. Quartz countertops, waterfall style kitchen island, stainless steel appliances including a dual fuel stove with steam option, upgraded refrigerator with exterior water and ice dispenser and built-in convection microwave. Custom controlled electric blinds and massive covered deck with gas BBQ hookup. Hardwood floors, 9' ceilings, forced air heating & cooling. Separate storage locker and 2 underground parking stalls both located on the 2<sup>nd</sup> level! Exclusive access to a 1.3-acre oasis, including 2 outdoor pools, hot tub, lounges with fire pits, a 2,200sqft health club with yoga studio, business center, pickleball and dog park. Rentable guests' suites are available.

### MAIN LEVEL

Ceiling to floor windows

Open floorplan

Living room

Kitchen & Pantry

2-pc Powder room

Primary suite

4-pc Ensuite and walk-in closet

Two additional bedrooms with Jack & Jill 4pc bathroom

Balcony

Breathtaking unimpeded views of Knox Mountain and Okanagan Lake. Glass panels surround this huge balcony with plenty of room for lounging, dining and entertaining family and friends. Gas BBQ hookup.



