



Great Location in Downtown Kelowna!

In a prime Kelowna location, stands one of Kelowna's tallest quality concrete high rises, "The Centuria Urban Village". Short stroll to downtown restaurants, galleries, museums, Lake Okanagan and its soft sandy beaches.

Spacious, bright home with 2 bedrooms plus den, large covered deck & 2 parking stalls. New flooring, newer appliances.

Large bedrooms complete with walk in closets.

Amenities include pool, hot tub, steam room and gym.

Proudly Presenting

510 - 1160 Bernard Avenue



JANE HOFFMAN
GROUP

Detailed Information

Features at a Glance:

Age: 2008

Finished Area: 1491 sq. ft.

Bedrooms: 2

Bathrooms: 2 full

Parking: 2 underground parking stalls

Exterior: Brick

Heating: Natural gas forced air

Cooling: Central air

Fireplace: 1 gas fireplace

Water: Municipal

Sewer: Connected

Strata Fee:\$313.38

Inclusions:

- GE 4 burner gas stove
- Samsung refrigerator with water ice
- GE microwave
- Maytag Dishwasher with stainless interior
- GE washer and dryer

Room Sizes

Living Room: 13 x 12.6

Dining Room: 13.6 x 9.6

Kitchen: 13 x 9.6

Master Bedroom: 14.6 x 11

Full Ensuite Bathroom: 9.6 x 6.6

Full Bathroom: 9 x 5

Bedroom: 14 x 11

Den/Office: 9 x 6

Laundry: 9.6 x 5.6

Deck: 12 x 9

Exceptional Features

- Amenities include a roof top pool and a hot tub that is open year round as well as hot and dry saunas, a gym and conference room
- 2 parking stalls, storage locker
- Gas hook up deck

Foyer

- Solid front door, coat closet

Den/Office

- Open area off the entry

Kitchen

- Center island with seating for 4 people
- Granite counters and island
- Composite sink in island
- Pendant frosted glass lights over the island
- Wood cabinetry with stainless hardware, complementing the stainless steel appliance package
- French door to view balcony of surrounding mountains

Dining

- Open to kitchen and living room
- Frosted glass suspended chandelier
- Recessed alcove

Living Room

- Gas fireplace with tile surround
- Wall mount media
- Large windows bring ample natural light to the open concept

Bedroom

- View of tree lined Bernard Avenue and mountains
- Plush carpeting
- Walk in closet with organizers

4-Piece Bathroom

- Granite counters with under mount sink, tile floor
- Tub/shower combination with tiled surround

Master Bedroom

- Set on opposite side of the guest bedroom for privacy, plush carpeting
- Spacious room complete with walk-in closet

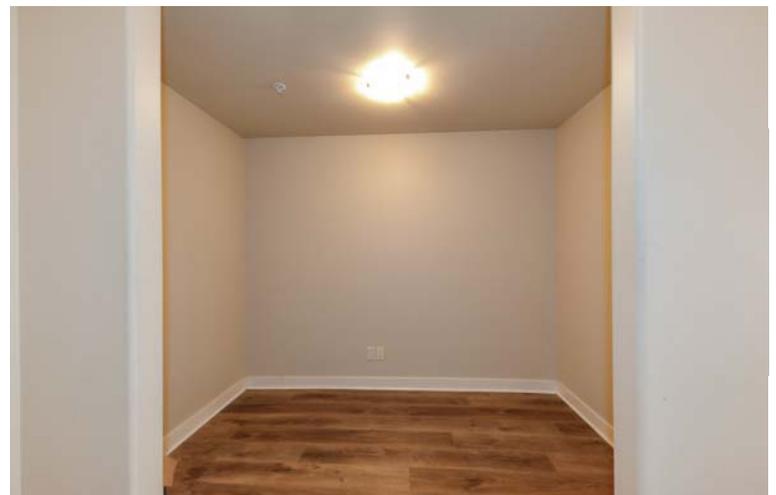
5-Piece Ensuite Bathroom

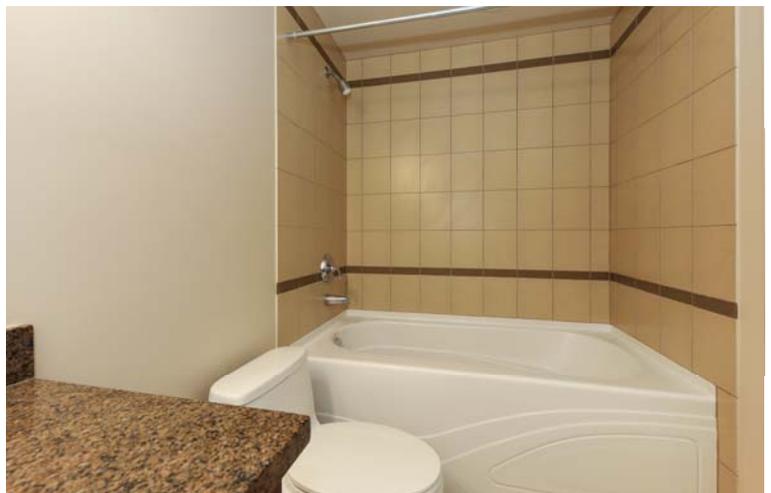
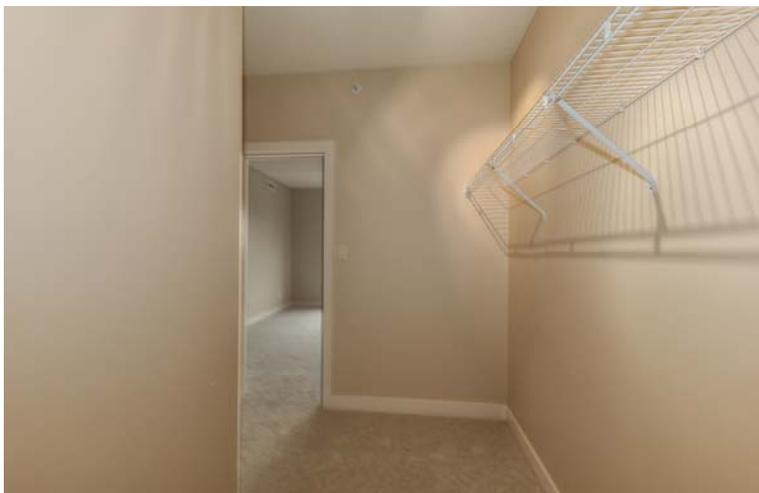
- Granite counter with undermount sinks
- Wood cabinetry
- Soaker tub, separate glass shower
- Privacy toilet

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.













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