



JANE HOFFMAN
REALTY

MODERN CONDO WITH LAKE & CITY VIEWS



MARKETED BY GREG DUSIK

1308-1181 Sunset Drive
Kelowna, BC

DETAILS

Address	1308-1181 Sunset Drive Kelowna, BC	Bedrooms	1 Plus Den
		Bathrooms	1 Full
		Finished Area	570 sq. ft.

SPECIFICATIONS & FEATURES

Main Level	570 sq. ft.	Year Built	2022
View	Lake, Valley, Mountain, City	Exterior	Concrete, Steel Frame
Water	Municipal	Roof	Torch On Roof
Sewer	Connected	Heating	Electric Heat Pump
Strata Fee	\$336.35	Cooling	Heat Pump
Amenities	Barbecue, Clubhouse, Fitness Center, Landscaping, Outdoor Pool, Maintenance, Recreation Facilities, Secure Parking, Secured Entry	Ownership	Freehold
		Garage/Driveway	1 Parkade Stall #132
		Storage Locker	#308
		Foundation	Concrete

ROOM SIZES

Main Level

Living Room: 10'1 x 12'9

Kitchen: 11'4 x 8'10

Primary Bedroom: 10'6 x 8'3

4-Piece Bathroom: 5'8 x 7'2

Den: 7'11 x 8'3

Deck

Inclusions

- KitchenAid microwave
- KitchenAid oven with 4-burner gas cooktop
- KitchenAid fridge/freezer
- KitchenAid dishwasher
- Whirlpool washer & dryer

Mechanical

- Daikin thermostat
- Yale keyless smart lock

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.



WELCOME TO 1308-1181 SUNSET DRIVE

Prime downtown Kelowna location. Get ready to discover downtown living within ONE Water.

This north-facing residence, spanning 570 sq. ft, boasts a well-appointed 1 bedroom plus den layout.

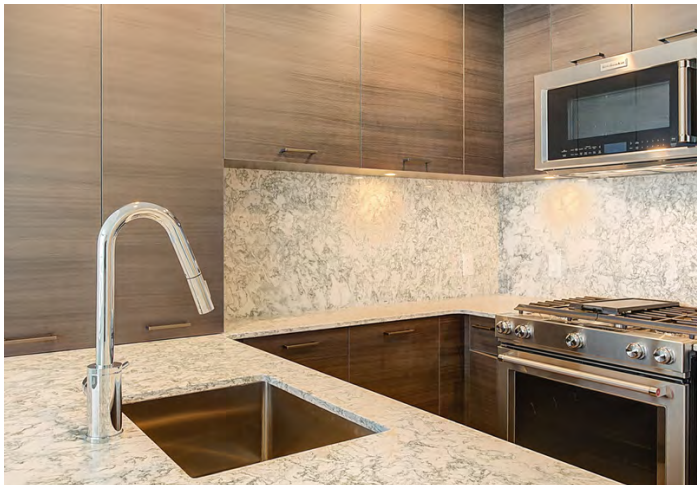
Contemporary finishes include KitchenAid stainless steel appliances with a gas range, a quartz waterfall edge island, and a Whirlpool washer and dryer.

Step onto the spacious balcony to enjoy beautiful views of Lake Okanagan and Knox Mountain.

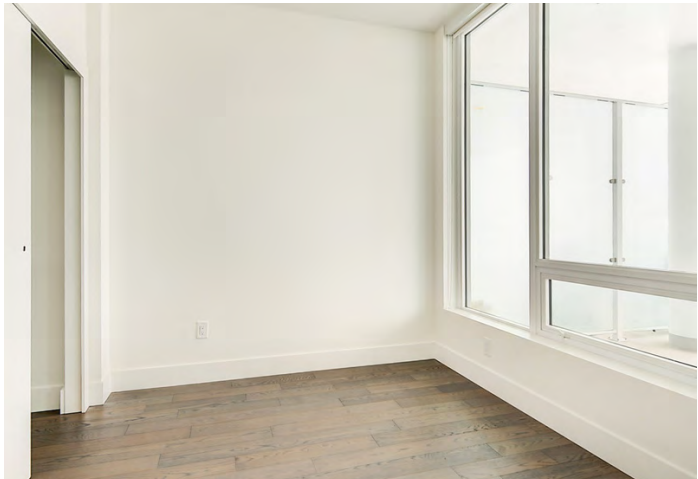
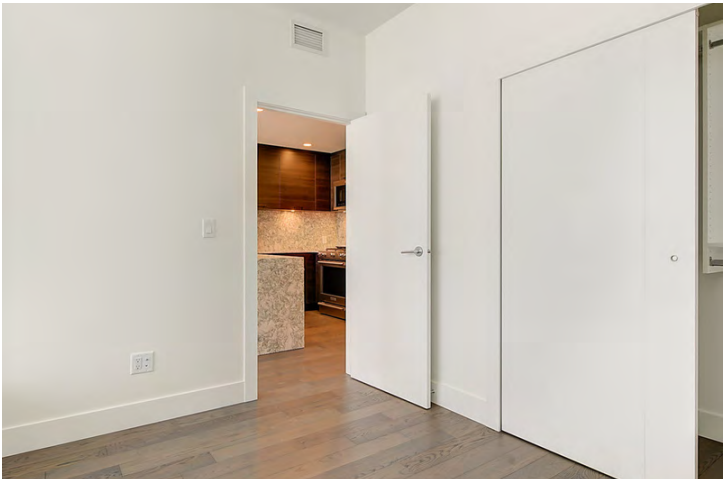
Positioned on the 4th floor, residents of ONE Water can enjoy the The Bench with 1.3 acres of resort-style amenities, including a family pool with shallow areas and fountains, a 19+ lap pool, and a hot tub.

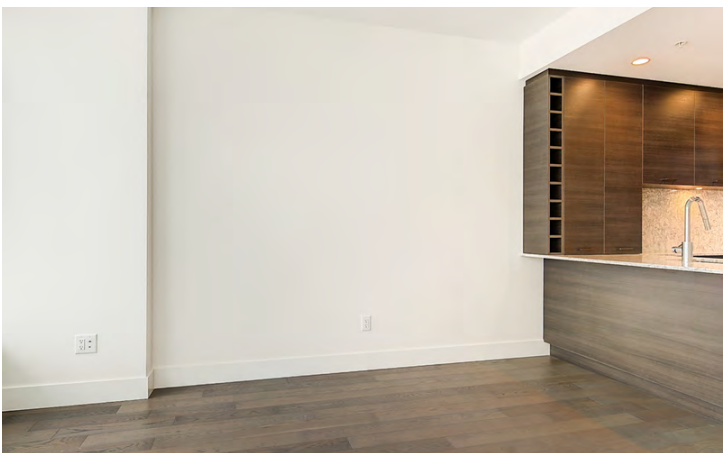
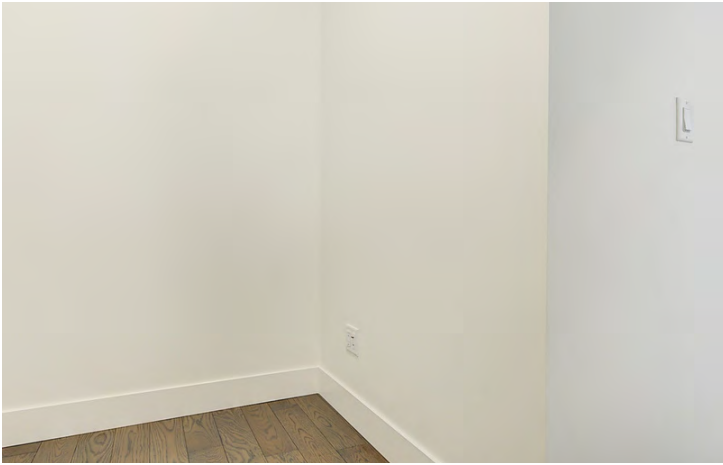
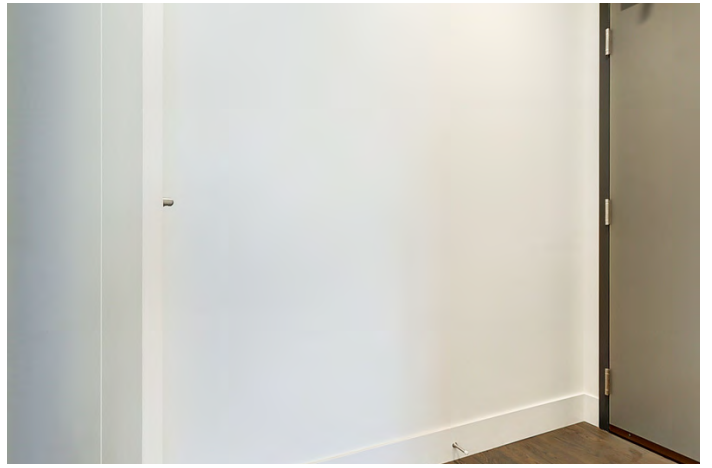
Additional features at The Bench include fire pit enclaves, communal barbecues, pickleball, a dog run area, business center, an entertainment room, yoga/pilates/stretching studios, and a fully equipped 2200 sq. ft. gym. Experience luxury living at its finest.

Listing Agent Greg Dusik | Contact greg@janehoffman.com or 250-866-0088











1308-1181 Sunset Dr, Kelowna, BC

Main Floor Exterior Area 587.62 sq ft
Interior Area 507.55 sq ft



PREPARED: 2024/01/17



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

DETAILED FEATURES

Exceptional Features

- Welcome to modern, resort style living at One Water
- Prime location in the heart of downtown Kelowna
- Quality built with contemporary finishing details, hardwood flooring throughout
- Fantastic building with great amenities that include outdoor pools/hot tubs, gym, yoga studio, "Reformer" pilates machines, pickleball, common area lounging with fire pits and BBQ's, and board rooms available by reservation
- Enjoy the breathtaking views of Okanagan lake and mountains from your private balcony
- Stackable Whirlpool washer/ dryer is located off the den
- Pull down blinds throughout
- This unit includes 1 heated underground parking space, easily accessible through ground level garage door
- Parking stall #132 and storage locker #308 located on the second level of the parkade
- Fantastic location near walking/hiking and biking trails, close proximity to Knox mountain, nearby shopping, restaurants, wineries, breweries and the cultural district

Kitchen

- This kitchen is fully equipped with professional KitchenAid stainless-steel appliances
- Sleek wood soft-closing cabinetry, recessed lighting
- The upper cabinets extend to the ceiling, providing ample storage space, the lower cabinets and drawers are accented with stainless steel pulls
- Custom wine rack built into the cabinetry
- Beautiful polished stone counters are illuminated by under cabinet lighting
- Inviting kitchen island with bar top seating for 3
- Enjoy the panoramic views of the lake and mountains while preparing meals

Living Room

- This living room is filled with natural light streaming through large windows that capture the views of the ever-changing views of the mountains and lake
- Open concept design, great for entertaining friends and family
- Seamless transition through glass sliding doors to the comfort of the covered balcony with room for lounging, recessed lighting

Bedroom Plus Den

- The primary bedroom features hardwood flooring, windows with stunning views, and a custom closet with sliding doors, built-in shelving, and hanging space
- The den is a flex space that could be home office, gym, etc. and features hardwood flooring and recessed lighting

4-Piece Bathroom

- This 4-piece bath features tile flooring, vanity with stone counter and undermount sink, custom wood cabinetry and shelving, large wall mounted mirror, tub/shower combination with a handheld showerhead and floor to ceiling tile



LISTED BY GREG DUSIK

C: 250-869-2806
T: 250-866-0088
E: greg@janehoffman.com



CO-LISTED BY AIDAN MYHRE

C: 250-305-7652
T: 250-866-0088
E: aidan@janehoffman.com





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250-866-0088

JANEHOFFMAN.COM