



JANE HOFFMAN
REALTY

PRIME KELOWNA SOUTH LOCATION



MARKETED BY MARLA MILLER

906 - 485 Groves Avenue
Kelowna, BC

DETAILS

Address	906- 485 Groves Avenue Kelowna, BC	Bedrooms	3
		Bathrooms	2
		Finished Area	1300 sq. ft.

SPECIFICATIONS & FEATURES

Water	Municipal	Year Built	2017
Sewer	Connected	Heating	Natural Gas
Views	Lake, Mountain, City	Ownership	Freehold
Strata Fee	Contingency Reserve,	Storage Locker	L2 - 6-5
Includes	Management, Heat, Hot water, Maintenance, Sewer, Trash Removal, Water	2 Parking Stalls	#96 and #97
		Foundation	Concrete

ROOM SIZES

Dining Room: 11'8 x 8'5

Kitchen: 14'10 x 8'9

Living Room: 15'9 x 17'7

Primary Bedroom: 10'11 x 12'

Full Ensuite Bath: 4'11 x 11'8

Full Bathroom: 7'10 x 9'1

Bedroom: 14'5 x 9'1

Bedroom: 10'10 x 9'1

Inclusions

- Panasonic microwave
- Fisher & Paykel dishwasher with drawers
- WOLF 6 burner gas stove
- Samsung front load washer and dryer

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.



OUTSTANDING LAKE AND CITY VIEWS

Luxurious, west facing 3 bedroom condo at SOPA Square in the heart of the vibrant South Pandosy community. Enjoy unobstructed 9th Floor Okanagan Lake views, close proximity to the beaches and an exquisite indoor/outdoor living space, this home is ideal for those looking to experience Okanagan living at its finest. Incredible open floor plan of luxurious living space with 2 Parking stalls & 1 Storage locker included.

The spacious primary bedroom has beautiful ensuite and walk-in closet and 2 additional bedrooms offering expansive city views, and ample storage throughout with a wall of cabinets running the length of the hallways.

With an oversized wrap-around patio offering spectacular unobstructed lake views this unit is priced at \$860/sq. ft. - well below the competition in the Kelowna market. Seller is willing to offer a competitive Vendor Take-Back (VTB) mortgage at 3.5%, for a one year term.

Residents of SOPA Square will relish in the resort-style amenities including a fitness center, impressive outdoor pool & hot tub, sun-soaked terrace — all with sweeping lakeviews. With the new Pandosy Pier, ongoing development in the new city park, the Abbott St. Corridor, the bustle of Pandosy Village amidst boutique shopping, fine restaurants & trendy cafes all within blocks of SOPA, this one is a standout!

Listing Agent Marla Miller | Contact marla@janehoffman.com or 250-878-5125









906-485 Groves Ave, Kelowna, BC

Main Floor Interior Area 1299.95 sq ft



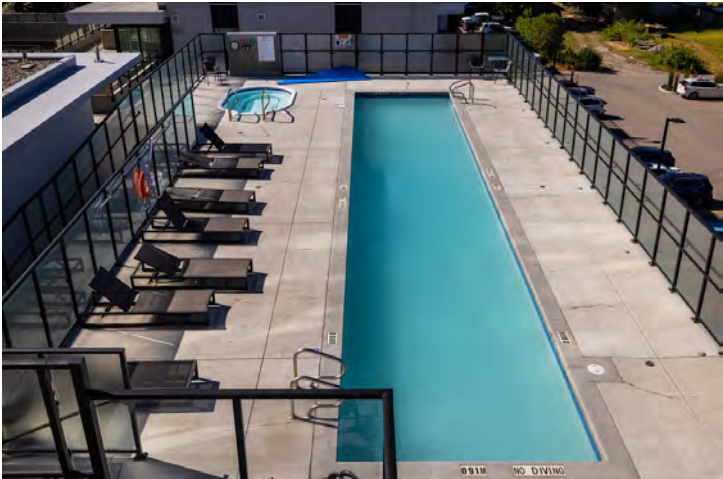
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PREPARED: 2022/09/03



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

- Participate in the vibrant Pandosy Village community and enjoy an urban “ Walking Lifestyle ”
- Stroll or bicycle the Abbott Street Corridor and partake in boutique shopping, fine dining and trendy cafes
- Impressive outdoor pool and expansive terrace all embracing the stunning Okanagan Lake views
- Well equipped fitness centre
- This unit is perfectly situated to embrace unobstructed views of the city, valley and lake
- Large outdoor wrap-around deck perfect for entertaining
- Luxurious suite with 1300 sq. ft. of living space offering 3 bedrooms and 2 full bathrooms
- Enjoy the lock and leave lifestyle
- This unit comes with 2 parking stalls and a storage locker
- Secured entry into the building with code access into the suite
- “Sopa Square” is perfectly situated near multiple parks and beaches along the lake

Entry/Laundry Room

- Entry with adjacent guest coat closet
- French closet door access to the washer and dryer
- Built in floor to ceiling storage unit perfect for active storage needs

Kitchen/Dining Room

- Stunning gourmet kitchen with quartz countertops, tile backsplash, high profile appliances and an open concept with the rest of the main floor
- Recessed lighting throughout
- All cabinetry is equipped with soft closing, 2 pantry units
- Stunning views of lake, mountains and city
- Ease of access to the partially covered lake view deck

Great Room

- Surrounded by the captivating lake and city view with access to the wrap around deck
- Great space for entertaining
- Built-in media shelving with space for TV and linear LED lighting

Lakeview Primary Bedroom with 4-Piece Ensuite

- Walk-through closet offering built in hanging rails, drawers, shoe shelving and additional storage
- Ensuite features seamless tile and glass walk-in shower with recessed lighting
- His and her vanity with undermount sinks, quartz countertops and tile flooring
- Lighting on dimmer switch

Bedrooms #2 & #3

- Both city and partial lakeview bedrooms with large floor to ceiling windows
- Carpeted flooring, spacious closet

5-Piece Bathroom

- Walk-in tiled shower with rain shower head, soaker tub, 2 undermount sinks, quartz countertops and tile flooring, recessed lighting on a dimmer switch
- Perfectly situated near the bedrooms

906 -485 GROVES AVENUE



LISTED BY MARLA MILLER

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