



JANE HOFFMAN
REALTY

GORGEOUS LUXURY RESIDENCE IN SOUGHT AFTER NEIGHBOURHOOD



PROUDLY MARKETING BY JANE HOFFMAN

104-460 Groves Avenue
Kelowna, BC

DETAILS

Address 104-460 Groves Avenue
Kelowna, BC

Bedrooms 2
Bathrooms 2 full
Finished Area 1477 sq. ft.

SPECIFICATIONS & FEATURES

Complex 450 Parc
Views Mature Landscaping
Water Municipal
Sewer Connected
Main Level 1477 sq. ft.
Amenities Elevator(s), Private Entry,
Secure Parking, Secured
Entry, Storage

Year Built 2023
Exterior Brick, Stucco
Heating Natural Gas Forced Air
Cooling Central Air
Fireplaces 1 Gas Fireplace
Garage 2 Tandem Parking Stalls
Foundation Concrete

Room Sizes

Dining Room: 9' 11 x 9' 8
Kitchen: 15' 6 x 12' 5
Living Room: 15' 1 x 9' 8
Den: 8' 5 x 9' 2
Primary Bedroom: 13' 6 x 13' 2
Walk-in Closet: 9' 5 x 7' 10
4-Piece Ensuite: 8' 10 x 10' 3
Bedroom: 10' 2 x 14' 4
4-Piece Bathroom: 8' 10 x 6' 1

Inclusions

- LG washer & dryer
- Bosch refrigerator
- Bosch dishwasher
- Bosch double wall oven
- Bosch gas cooktop
- Bosch hood vent
- Sharp microwave
- Marvel beverage fridge

Mechanical

- Dual zone in-suite-high-efficiency heat pump HVAC system (two separate thermostats)
- Individual in-suite electrical breaker panel

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 104-460 GROVES AVENUE

Gorgeous, luxury & upgraded residence at 450 Parc in the sought-after neighborhood of South Pandosy. One of 2 units with convenient access through 2 separate entrances. This 2-bedroom + den townhome boasts the utmost in luxury with 10 ft. ceilings, engineered hardwood floors throughout, custom solid interior doors, and hand-crafted kitchen cabinets. Backing onto dog friendly park. Oversized windows flood the space with natural light, and a gas fireplace invites a cozy ambiance. The kitchen features an expansive island, built-in panel fridge, quartz counters, and a wine wall. Off the living room is a fabulous outdoor patio with an elevated covered area complete with motorized pergola and a hot tub.

Stunning hand-stained wood beams enhance the living room and primary bedroom. The primary bedroom is a tranquil retreat with an opulent ensuite featuring a double floating vanity, a glass-enclosed shower, and a large walk-in closet with custom built-ins. A second generous-sized bedroom is the ideal space for guests, with an adjacent bath, or it can be used as a home office. 1500 sq. ft. of outdoor living space. A storage locker and one tandem parking stall, can accommodate two cars.

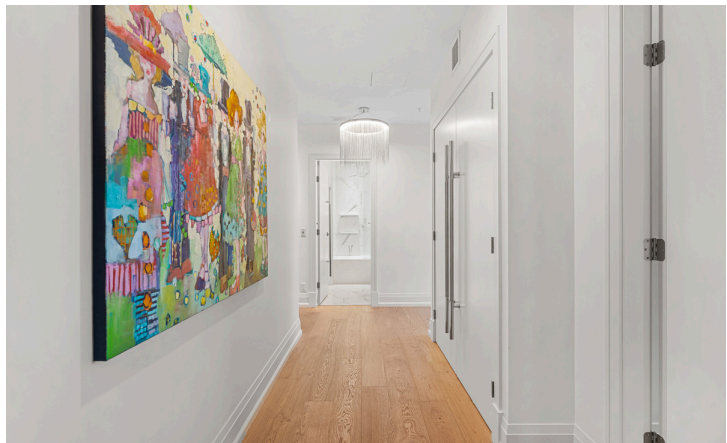
Prime location offering an exceptionally walkable community close to restaurants, cafés, shopping, the beach, and the new Pandosy Pier.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088











104-460 Groves Ave, Kelowna, BC

Main Floor Exterior Area 1477.05 sq ft
Interior Area 1373.97 sq ft



PREPARED: 2024/12/09



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.

EXCEPTIONAL FEATURES

- Over 1400 sq ft of living space with 2 bedrooms and 2 bathrooms
- Concrete and steel construction, 10 ft. ceilings create an spacious, airy ambiance
- 7.5" engineered oak flooring
- Custom wine wall – holds approximately 27 bottles
- Dry bar adjacent to the wine wall with additional storage
- Authentic hand-stained wood beams throughout the unit
- A den/flex room is perfect for a home office or gym
- Oversized windows flood the residence with natural light
- Bosch appliances including – 36" counter depth refrigerator/freezer, upgraded with true built-in panels matching the cabinets
- 3' 6" wide by 8' front entry door
- Parking stall #4 / tandem so can accommodate two vehicles, storage locker #4
- Full hook-up for front loading stacked washer/dryer
- One of 2 units in the complex with convenient access through 2 separate entrances
- Only two suites per floor with the common area on each level owned by the two suites and can be personally decorated
- Backs onto dog friendly park
- Fabulous outdoor patio with an elevated covered area complete with motorized pergola and a hot tub
- Prime location offering an exceptionally walkable community close to restaurants, cafés, shopping, the beach, and the new Pandosy Pier

Living Room

- Open concept, modern design, living area
- Feature wall with custom hearth and stone detailing surrounding the linear gas fireplace
- Recessed lights accent the fireplace wall and hand-stained wood beams in the tray ceiling

Kitchen/Dining

- Professional Bosch stainless-steel appliances, soft closing cabinetry, quartz countertops
- Large center island with seating for four illuminated by two etched glass pendant light fixtures, pantry features roll out units
- Blanco undermount sink, and Brizo Litze faucet
- Open concept with the kitchen and living is the dining area with room for a spacious table illuminated by a stunning chandelier

Two Bedrooms

- Primary bedroom features an alcove with custom built-in bureau cabinets and open shelving backed by a mirror, wood beams in tray ceiling, wall mounted media, custom walk-in closet, and a 4-piece ensuite
- Second bedroom features 2 large windows, wall mounted media, and a spacious closet

Two Bathrooms

- 4-piece bath features a floating vanity with an undermount sink, tile flooring, a wall mounted mirror, and a lighted, tiled tub/shower combination with a frameless glass door
- 4-piece ensuite attached to the primary bedroom features a floating double vanity with two undermount sinks, tile flooring, a large wall mounted mirror, and a large frameless glass and tile shower with a built-in bench and shelving



LISTED BY JANE HOFFMAN

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