

# \$449,999 - 1220 Pacific Avenue Unit# 406, Kelowna

MLS® #10353179

**\$449,999**

1 Bedroom, 1.00 Bathroom, 714 sqft

Single Family on 1.00 Acres

The Rydell, Kelowna, British Columbia

Newly constructed by VLS Developments, this award winning building is just one block from the Capri Centre (slated for redevelopment to densify and attract more shopping/amenities). Enjoy walking to grocery stores, coffee shops, restaurants, GoodLife Fitness, and more! Sutherland Avenue features a dedicated, protected bike lane connecting directly to the Landmark District and the Parkinson Recreational Centre, with a new multi-million dollar facility currently under construction. Thoughtfully designed, the building includes secure bike storage, e-bike charging, a wash and tune-up station and a community clubroom with a kitchenette and an expansive BBQ patio. Pet-friendly policies allow up to two dogs (under 25 pounds each), two cats, or one of each – if you have just one dog, there is no size restriction. This unit comes with a designated storage locker. The kitchen is perfect for entertaining, with quartz countertops and backsplash, an island with seating for four, Samsung stainless steel appliance package and plenty of storage space. Utilize the den for an office, nursery, gaming room or additional closet space. High ceilings (nine feet!) and large windows fill the home with light, creating a bright canvas for your personal touch. This unit has never been occupied, therefore GST applies. Take advantage of incentives such as a three year interest rate buy down & VTB options available from the seller. (id:6289)



Built in 2023

Essential Information

Listing #	10353179
Price	\$449,999
Bedrooms	1
Bathrooms	1.00
Square Footage	714
Acres	1.00
Year Built	2023
Type	Single Family
Sub-Type	Strata
Style	Contemporary

Community Information

Address	1220 Pacific Avenue Unit# 406
Subdivision	The Rydell
City	Kelowna
Province	British Columbia
Postal Code	V1Y5T7

Amenities

Features	Central island, Balcony
Parking	Surfaced
View	Mountain view

Interior

Appliances	Refrigerator, Dishwasher, Oven - Electric, Microwave, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Brick, Other
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Sotheby's International Realty Canada



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