

3833 Brown Road 1207
West Kelowna, BC V4T 2J3

CENTURY 21
Assurance Realty Ltd.

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MLS# 10300905



\$488,900

2 Bedrooms | 2 Bathrooms | 1,102 Sqft

Discover unparalleled comfort & style in this sophisticated and sought-after Miravista residence! Nestled on the 2nd floor, this 1102-square-foot home boasts 2 large bedrooms, 2 full baths and a den w/ closet. The bright, airy ambiance is complemented by a dazzling white kitchen featuring stainless steel appliances, granite countertops & a convenient sit-up eating area. Recent updates in 2021 include: new stainless steel dishwasher, fresh paint, new carpet, and vinyl plank flooring. Additionally, a new cooling coil was just installed in 2023, enhancing the property's appeal. Note: this property has the bonus of heating & cooling included! The King-sized master has a walk-in closet with updated shelving & ensuite w/ double shower. Laundry conveniently located in unit. Enjoy approximately 100 S.F. of covered deck space, providing a delightful peek-a-boo view of the lake. Enjoy access to fabulous amenities such as a recreation room, outdoor pool & hot tub with a scenic lake view, workshop, secured underground parking, and a storage locker. Ideal central location with a short stroll to Gellatly Bay beach/park, Glen Canyon Park walking trails, shopping, schools, restaurants etc. *Unique potential to assume a mortgage at an exceptional rate of 1.84%, subject to qualification. This residence seamlessly combines contemporary design with practical amenities,



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