



# #702-485 Groves Avenue



**Year Built:** 2018

**1425 square feet**

**Strata Fee:** \$644.00

**3 Bedrooms 2 Bathrooms**

**Complex:** SOPA square

**Pets:** MAX 2 pets

**Tax:** \$3,780.44

**Parking:** Underground Stall

## MAIN LEVEL

Living Room	12'6 x 12'10
Dining Room	8'11 x 11'6
Kitchen	13'11 x 14'7
Laundry	6'8 x 11'3
Primary Bedroom	11'11 x 10'11
Ensuite Bathroom	
Bedroom	9'0 x 10'7
Bedroom	9'0 x 14'9
Bathroom-Full	



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stonesisters.com  
250.862.7675 info@stonesisters.com





# Property Features

- Luxury, lakeview residence boasting 3 bedrooms and a sprawling floorplan with over 1,400 square feet of interior living space
- Immaculately maintained, the interior boasts beautiful hardwood flooring, floor to ceiling windows and panoramic views
- This corner unit offers privacy and endless views from the south and east which can be enjoyed inside or from the oversized, wrap around deck ideal for entertaining, barbequing or simply relaxing and enjoying the exceptional surroundings
- The gourmet kitchen is equipped with high-end appliances, including a WOLF gas range, with a stunning quartz island and floor-to-ceiling white shaker cabinetry offering an abundance of storage options
- The dining space is surrounded by windows and sure to impress captivating the lake and mountain views
- The primary bedroom is king sized with a lavish ensuite complete with double vanities and a seamless glass shower
- The south wing of the home holds the additional two bedrooms (both with lake views) and the fantastic full bathroom finished to perfection with a soaker tub, walk-in shower and double vanities
- A multi-purpose open nook/den would function perfectly as a home office
- Utilize the well-equipped fitness room, meeting room, sunbathe at the outdoor pool and relax in the hot tub or by the communal fire pits
- One block to the lake in the vibrant Pandosy Village area surrounded by amenities, shopping and more!



Dining Space With Lake Views & Access To The Expansive Deck



Oversized Deck With Lake, Mountain & City Views



Primary Bedroom



Primary Ensuite

