

# 1701-1075 Sunset Drive

## *Property Features*

- Location: Heart of Kelowna's downtown core
- Unit Type: Immaculately maintained 2-bedroom + den
- Views: Exceptional views of the city, mountains, valley, and Okanagan Lake
- Convenience: Walking distance to all essentials for unrivaled convenience
- Upgrades: Numerous upgrades throughout the unit
- Flooring: Timeless oak hardwood flooring for a sophisticated yet comfortable living
- Main Living Area: Bright and open-concept design with floor-to-ceiling windows
- Covered Patio: Generously sized patio with panoramic views, perfect for morning coffee, evening cocktails, and enjoying natural beauty
- Community Amenities: Exclusive access to the Cascade Club with outdoor pool, hot tub, fitness center, games room, and BBQ areas for gatherings
- Lifestyle: Represents the essence of Okanagan living at its finest
- Move-in Ready: Unit is ready for immediate occupancy
- Possession: Quick possession possible
- Overall: A downtown Kelowna home that offers a complete lifestyle with breath taking views and luxurious amenities.





RE/MAX Kelowna  
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FOR MORE INFORMATION CALL  
 250.862.7675  
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**Year Built:** 2010

**1184 square feet**

**Taxes :** \$3,281.56 2023

**2 Bedrooms 2 Bathrooms**

**Parking:** Underground 1 Stall

**Complex:** Waterscapes

**Strata Fee:** \$549.55

**Pets/Rentals:** With restrictions

**Amenities:** Pool, Hot Tub, Fitness Room, Games Room and BBQ area

**MAIN LEVEL**

Full Bathroom

Laundry 3'3 x 3'0

Den/Office 9'7 x 10'3

Bedroom 14'4 x 9'8

Primary Bedroom 11'9 x 12'8

Ensuite Full

Kitchen 11'2 x 10'0

Living Room 12'2 x 11'11

Dining Room 10'3 x 12'0

Storage 2'9 x 3'9



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

