

**Welcome to
Park Place
1104 – 1947 Underhill Street, Kelowna**

The Lifestyle You Deserve

UNIT FEATURES:

- Luxurious spacious 1-bedroom suite plus den
- 9 foot interior ceilings
- Open floor plan, exceptional finishing throughout
- Decorative gas fireplace, glass door
- Ceramic tiles in entrance, hall, bathrooms, laundry room
- Ceramic tiles in kitchen and dining nook
- Quality maple cabinets in kitchen and baths
- 'Softline' rounded corners and décor moldings
- Spacious coat and linen closets
- Extra storage in laundry
- One private lakeview deck
- Forced air, gas furnace and central air conditioning
- Sprinkler system throughout the suite

BUILDING FEATURES:

- Attractive 16-storey development concrete construction
- Convenient location
- Intercom security and camera surveillance
- Decorative lobby with two Elevator and Individual Mail boxes
- Secure underground parking with a storage room in front of your parking stall
- Bicycle storage area
- Sprinkler system in underground parking
- Fantastic theatre room, games room/ kitchen, fitness room, billiard table
- Spacious hobby/work shop
- Outdoor swimming pool and hot tub, tennis court
- Convenient circular drive-through at main entrance
- Stylish exterior with brick accents
- Lush exterior common area landscaping
- Guest suite available on request
- **Rural Surroundings:** Across from Mission Creek Park
294 acre sanctuary for hiking, cycling, picnics or creek-side walks
- **Urban Amenities:** Surrounded by all amenities, shops, restaurants, theatres, Orchard Mall, Super Store, Pier I, Urban Barn, hotels, and many more.
- Skiing only 45 minutes away, 4 major facilities to choose from
- Numerous world class golf courses

Kelowna's Prime Location!

FEATURES AT A GLANCE

Floor area:	1242 square feet plus one private lake view balcony
Strata Fee:	\$246.71 Includes: caretaker, contingency reserve, water, sewer, insurance, tennis courts, outdoor swimming pool, swirlpool, workshop, landscaping, recreational facilities, management, snow removal, trash removal
Taxes:	\$2,110.41
Year built:	2005
Heating:	Forced air gas
Bedrooms:	1
Den:	1
Bathrooms:	2
Ensuite:	5-piece
Fireplace:	1
Balcony	93 square feet, glass railing, BBQ gas outlet
Parking:	underground garage, parking space #106
Storage Locker:	1
Elevators	2
Inclusions:	dishwasher, refrigerator, electric stove, washer, dryer, microwave oven, window coverings, existing light fixtures

Price: \$ 434,900.00

ROOMS	DIMENSIONS	FEATURES
Entry	spacious	Two hall closets, one with mirrored closet door
Living Room	14 x 13	single french door to balcony three large picture windows, gas fireplace
Dining Room	14 x 9	wall to wall carpet
Gourmet Kitchen	13 x 9	plenty of counter space, maple cabinetry, pull-out drawers, under cabinet lighting, Whirlpool stainless steel appliances, pantry, electric range with ceramic top
Dining Nook	9 x 9'6	6 large picture windows
Master Bedroom	14 x 10	walk-in closet, wall/wall carpet
Ensuite	large	soaker tub, separate glass shower, under counter lighting, two sinks, toilet
Den	12 x 10	wall to wall carpet, pocket door to main bath
Bathroom		sink, toilet, shower, linen closet
Laundry	8 x 8	ceramic tiled floor

Desirable luxury condominium with sweeping lake and city views, across from Mission Creek Park and Conservation area, walking distance from great shopping.

It's all there for your enjoyment and a great lifestyle.

Please 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.

