

# NYROSE

AND ASSOCIATES

KELOWNAREALESTATEPROS.COM



**3-840 WARDLAW AVENUE**





# CENTRALLY LOCATED MODERN TOWNHOME







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2014 Sq. Ft.\*

## THE HOME:

Nestled in the heart of Kelowna South, this home offers the perfect blend of modern comfort and convenience. Lots of space for a growing family, and perfect floorplan for entertaining guests.

## THE FEATURES:

- Year Built: 2021
- 4-Bedrooms, 3-Bathrooms
- Centrally Located
- Open Concept Floorplan
- Large Picture Windows
- 10 Foot Ceilings on Main Floor
- Chef's Kitchen with WOLF Steam Oven
- Main Floor Guest Room
- Spacious Primary Suite with Vaulted Ceilings
- Heated Floors in Ensuite
- Large Private Patio

## THE NEIGHBOURHOOD:

Kelowna South offers a prime location in the flats of Kelowna, close to everything. Beaches, green space, shops and restaurants are a walk, bike ride or short car ride away. This neighbourhood holds the charm, beauty and atmosphere of a small beach town, with the sophistication of Kelowna urban living.



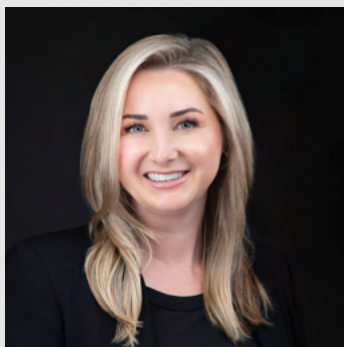


Your FAMILY'S home  
awaits.

3-840 Wardlaw Avenue

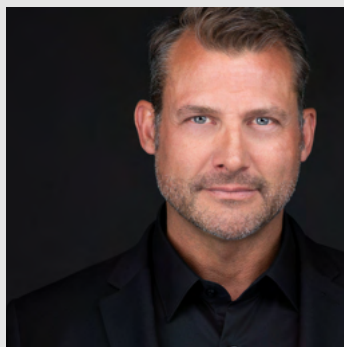


PROUDLY PRESENTED BY NYROSE & ASSOCIATES



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## YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

\*The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate.



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