



Stunning home extensively renovated including mechanical, plumbing, heating, structural, windows, doors.

Open concept great room. Magnificent island kitchen plus butler kitchen.

Granite counters, all stainless steel appliances.

Detached guest house.

New professional landscaping - salt water pool - new liner!

Private yard. Okanagan lake just steps away.

17-4524 Eldorado Court, Kelowna, BC

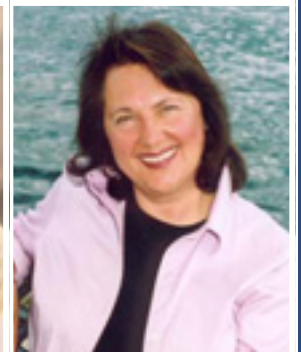
PROUDLY PRESENTED BY:



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KRISTY HUBER



JANE HOFFMAN



14-1470 Harvey Avenue, Kelowna, BC

TEL: 250-860-7500

FEATURES AT A GLANCE:

Lot size: 0.25 acres

Age: Built in 1990, substantially renovated

Taxes: \$5442.00 for 2011

Finished area: 3820 sq. ft.

Main: 2072 sq. ft.

Above Main: 1748 sq. ft.

Exterior: Stucco

Roof: Asphalt/Fiberglass Shingles, new in 2008

Water: Municipal

Sewer: Connected

Heating: Natural gas forced air

Cooling: Central Air conditioning

Fireplaces: Two gas fireplace

Bedrooms: Four in main house plus 1 in the guest house

Bathrooms: Five, 2 full, 1 two piece powder room in main house, 3 piece in the garage (shower), 3 piece in the guest house

Inclusions: Panasonic microwave, 2 Fisher Paykel dishwasher drawers, 5 Star 4 burner plus griddle range with convection oven, Frigidaire Professional Series side by side stainless refrigerator, GE wine fridge, All window coverings, including custom silk drapery in living room, dining room, master bedroom

Room Sizes

Main Level:

Living Room: 16.11 x 13.6

Kitchen: 19 x 13

Nook: 14.4 x 9.7

Dining Room: 14.6 x 14.4

Den/Office: 13.2 x 12

Family Room: 25 x 18

Foyer: 12.7 x 11.5

Upper Level:

Master Bedroom: 22 x 13

Ensuite Bath 22 x 13

Bedroom: 14.6 x 12.5

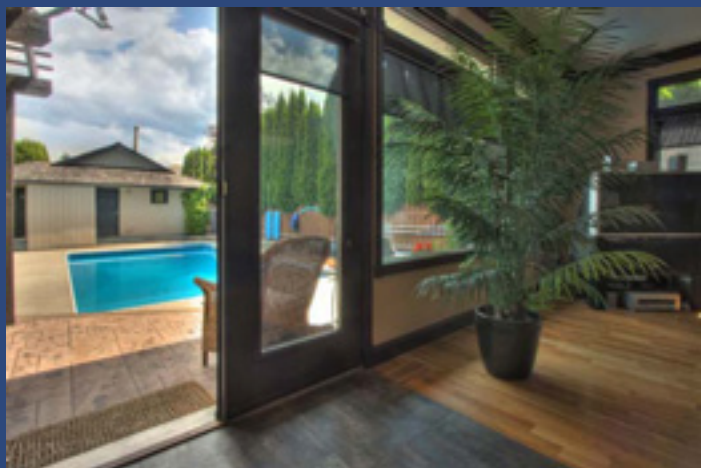
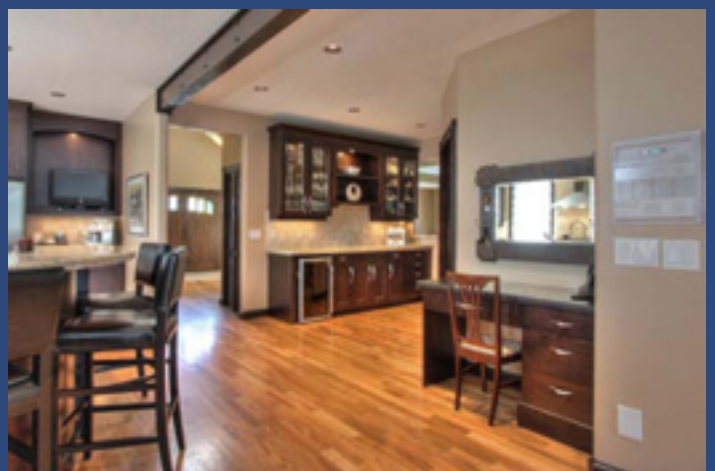
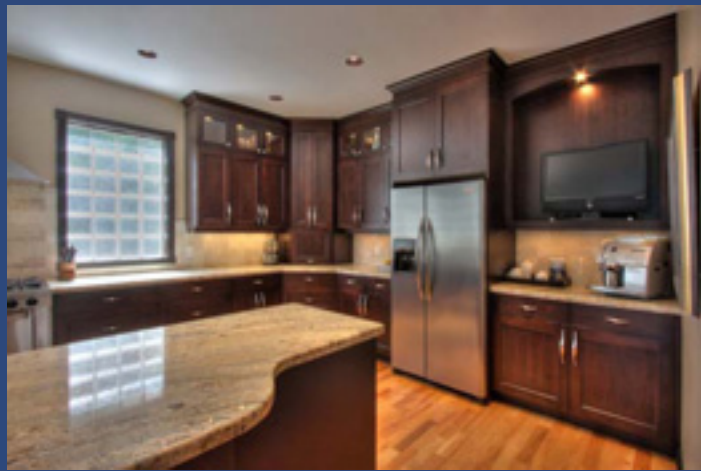
Bedroom: 10 x 12.5

Bonus Room: 29.9 x 13.11

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.















Exceptional Features

Completely renovated including:

- New - windows, furnace and air conditioner, custom front door, flooring, bathrooms, kitchen, higher efficiency gas fireplace, staircase railings and custom spindles, new pot lights (60), lighting, built in closet organizers, laundry room and pantry, built in vacuum and vac pac, landscaping, pool liner, window coverings, all new appliances, major electrical rewiring.
- Fenced yard, exposed aggregate driveway
- Oak hardwood flooring
- Low E windows with tint
- 4 foot crawl space
- Oversized double garage, sliding glass door to rear yard and pool area

- Detached 1 bedroom, 1 bathroom guest house - self contained living area overlooking breakfast garden
- Patio with pergola trellis, stamped concrete and paving stone, gas barbecue outlet
- Beautiful landscaping with rock walls
- Salt water pool

Entry

- Double solid wood custom front entry doors
- Spacious foyer – dramatic 2 storey – with curved stairway, stunning stained glass light fixture, guest coat closet
- Oak hardwood floor

Den/Office

- Conveniently positioned off the foyer with view of the front gardens
- Recessed pot lighting



Living Room

- Open concept with dining room, step up to dining room
- Oak hardwood floor, sky light
- Curved window adds to the impressive detail of the home

Dining Room

- Oak hardwood floor, tray ceiling, elegant light fixture
- Built in recessed cabinet with wine rack, black galaxy granite counter, feature light

Great Room

- The focal point of the room is a dramatic gas fireplace with tile surround floor to ceiling
- Open concept design with kitchen/nook
- French door to rear patio and pool

Kitchen

- Custom designed kitchen by Su Casa
- Solid cherry wood cabinets with birch inlaid liner, soft close cupboard door and drawers, Glass display upper units, appliance caddy
- Large granite island – thick piece of “Lapidus” granite with no seam, 4 person raised eating bar
- Double sinks in island with designer Italian faucet
- Tumbled marble back splash, under counter lighting
- Glass block on either side of the range floods the kitchen with natural light
- Recessed lighting
- Sky light over the eating nook

Butler Pantry

- Walk through pantry from kitchen to dining room
- Cherry cabinets with glass upper units, feature lighting
- Granite counter

Mudroom / Laundry Room

- Side exterior door plus entrance from garage
- Tiled floor, sink, lots of cabinets and locker style units, built ins
- Pantry unit cabinet

Bathrooms – 5 - all bathrooms have been redone

- 2 piece powder room – main level – off foyer, raised vessel sink, oak floor, unique decorator mirror
- 3 piece bathroom – guest house – glass enclosed walk in shower
- 3 piece bathroom – garage – full shower
- 5 piece master bedroom ensuite
- 4 piece bathroom – upper level – Jacuzzi jetted tub

Bedrooms - 4

Master Bedroom Suite

- Double doors to enter
- Vaulted ceiling, ceiling fan, recessed lighting
- Curved window, French door to private balcony
- Corner gas fireplace with tile surround
- Walk in closet with window, chandelier
- Carpet

Spacious 5 piece luxury ensuite bathroom

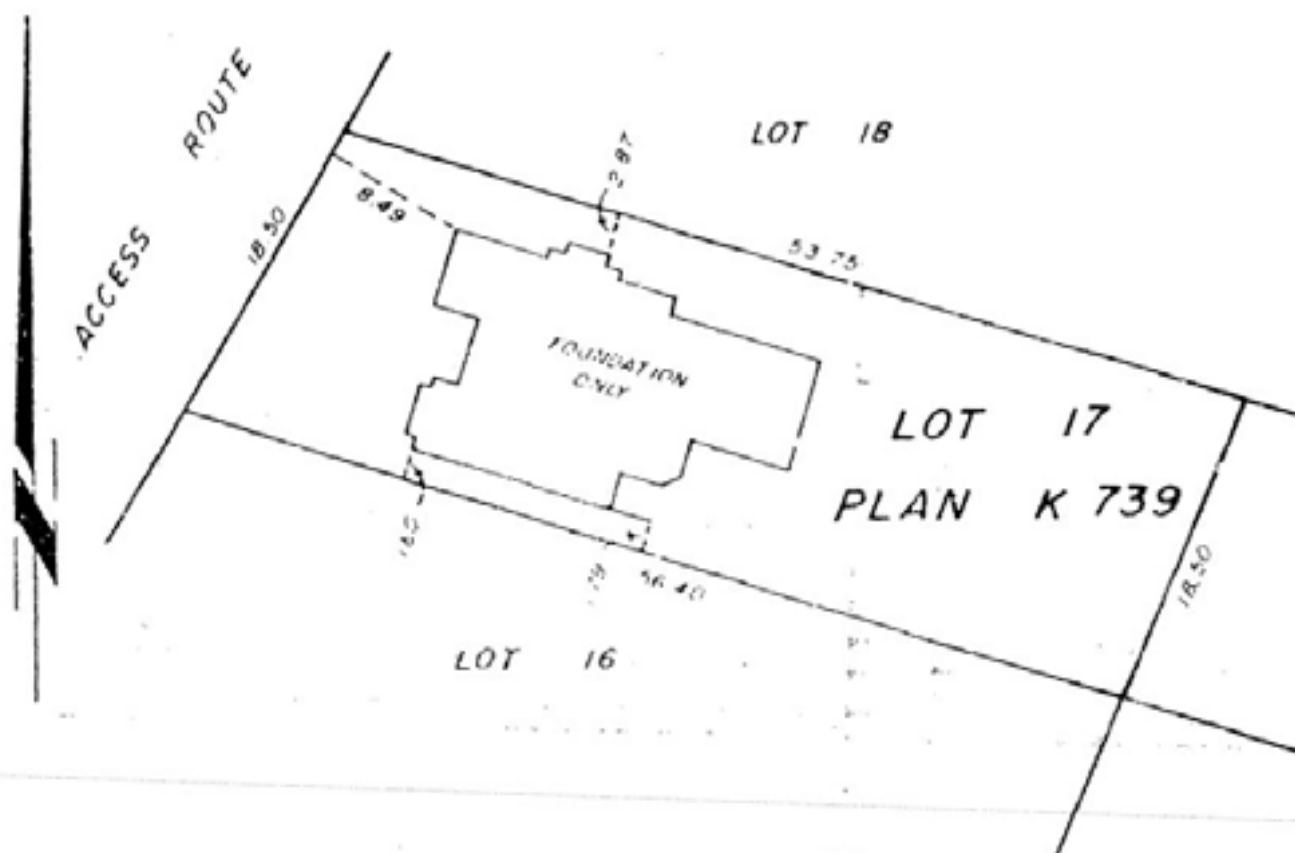
- Heated tile floor, 2 separate sinks, large double vanity, “Antique Brown Labradorite” granite counters with pebble back splash, separate toilet with window, double shower with multiple sprays including massage sprays, deep bath, bathroom closet, chandelier

- 2 bedrooms upper level plus a bonus room – can be used as 4th bedroom
- All bedrooms have carpet, closets
- Spacious bonus room has sky lights, walk in closet and windows to view the pool and rear gardens

B. C. LAND SURVEYORS CERTIFICATE

LOT 17 PLAN K 739 D.L. 167 O.D.Y.D.

4524 ELDOREDO C.T.



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

THIS PLAN IS PREPARED FOR INSPECTION PURPOSES
ONLY AND IS NOT TO BE USED FOR THE ESTABLISH-
MENT OF PROPERTY INTERESTS

SCALE 1:400
ALL DISTANCES ARE IN METERS
RE: FILE NO.

J. E. ARTHUR & ASSOCIATES
B. C. LAND SURVEYORS
100-100 STANLEY ST. VICTORIA

CHECKED CORRECT THIS
29 DAY OF SEPTEMBER, 1984
J. E. Arthur
ARTHUR, B.C.L.S. 1984

Reel Lot 15/84

FILE 2952

