



**LIVE BY THE LAKE IN SOUTHBAY LANDING**  
One of Kelowna's most prestigious addresses

**Open concept design. No detail overlooked, heated floors, porcelain tile, maple plank hardwoods. Extensive use of Kettle Valley ledgestone granite. Includes a full time boat slip. Complex features a private clubhouse, with in-ground salt water pool, fitness facilities, hot tub and sandy beach.**

**107 - 440 CASCIA DRIVE , KELOWNA, BC**

**PROUDLY PRESENTED BY:**



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14-1470 Harvey Avenue  
Kelowna, BC

## **FEATURES AT A GLANCE:**

**Lot size:** 0.13 acre

**Age:** Built in 2008

**Taxes:** \$5,764.80 for 2008

**Strata Fees:** 277.78

**Finished Area:** 3517 sq. ft.

**Main:** 1922 sq. ft.      **Upper Level:** 1595 sq. ft.

**Roof:** Roof tile

**Exterior:** Stone, Stucco

**Garage:** Attached double

**Heating:** Natural gas forced air, in floor heating

**Cooling:** Central Air Conditioning

**Fireplaces:** Two gas fireplaces

**Water:** Municipal      **Sewer:** Connected

**Bedrooms:** Three plus den

**Bathrooms:** Four, 3 full bathrooms and 1 two-piece bathroom

### **Inclusions:**

- \* Wolf® Gas Range with Gas Oven
- \* Wolf® Built in Oven
- \* Meile® Dishwasher
- \* Fisher Paykel® Drawer Dishwasher
- \* LG® Dishwasher
- \* Subzero® Refrigerator
- \* Panasonic® Built in Microwave
- \* Wine Cooler
- \* LG® Front Load Washer/Dryer
- \* LG® Refrigerator in Butler's pantry
- \* All window coverings (California Shutters)

### **Room Sizes - Main Level**

Living Room: 18 x 22

Kitchen: 18 x 15.6

Butler's Kitchen: 16 x 10

Den/Office: 13 x 12

Laundry: On Main

### **Room Sizes - Upper Level**

Master Bedroom: 19.4 x 15.6

Ensuite Bathroom: 5-piece

Bedroom: 11.8 x 13.6

Bedroom: 12.8 x 14

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:**

- \* Custom Rykon Built Home
- \* Heated porcelain tile floors & Maple Harwood Plank floors in Jacobean stain
- \* Extensive use of Granite Kettle Valley Ledge stone
- \* Kitchen features large centre island with six person sit-up bar, granite counter-tops and custom cabinetry with built in china cabinet
- \* Generous butler's kitchen with granite counter-tops, washer-dryer and extra storage cabinetry & extra fridge. Desk area with built in filing drawers.
- \* Flowing open concept great room includes an oversized gas fireplace. Double French doors open onto private patios and fenced back yard.
- \* Spacious Den located on the main level, features an en-suite 3 piece bathroom, vaulted ceiling and double French doors.
- \* Maple hard-wood staircase, showcasing an exquisite crystal chandelier, leading to upper-level and lofted landing area, would be suitable as a home office space.
- \* Master Bedroom features vaulted ceilings, cozy gas fireplace & large walk in closet with built in shelving and drawers.
- \* Spa like master en-suite, steam shower (handheld shower & rain shower), double sinks, marble counter tops, heated tile floors & large soaker tub
- \* The upper level also features two spacious, additional bedrooms. Front bedroom boasts vaulted ceilings and a double closet space, the third bedroom features a walk-in closet.
- \* Four piece adjoining bathroom connects the two bedrooms. Bathroom includes heated Carerra marble floors, Corian® countertops and linen closet.
- \* Built in Nuvo sound system throughout home
- \* High efficiency furnace











