



## Southbay Landing

- \* Lakeshore Paradise!
- \* Designed to take full advantage of the commanding lakeshore setting
- \* The perfect blend of elegance, quality and comfort
- \* Open concept with walls of windows to enjoy the lakeside setting
- \* Quality in design and finishing details
- \* Five bedrooms, five bathrooms
- \* Boat slip with oversized lift
- \* Lakeside pool and hot tub, club house with exercise and games room



215 - 440 Cascia Drive  
Kelowna, BC

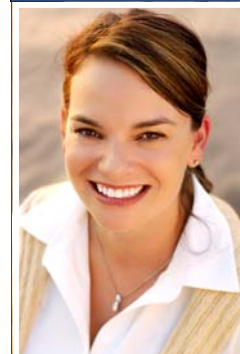


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14-1470 Harvey Avenue  
Kelowna, BC

## FEATURES AT A GLANCE

**Lot size: 0.21 acres, 66 ft. x 147 ft.**

**Age: Built in 2004**

**Taxes: \$17,552.47 for 2008**

**Finished Area: 4475 sq. ft.**

**Main: 2286 sq. ft.**

**Above Main: 2189 sq. ft.**

**Exterior: Stone, Stucco**

**Roof: Concrete Shingle**

**Garage: Attached Double**

**Water: Municipal**

**Sewer: Connected**

**Heating: Geothermal, one system for upstairs and one system for main level**

**Cooling: Geothermal**

**Fireplaces: Two gas fireplaces**

**Bedrooms: Five**

**Bathrooms: Five, four full bathrooms and one 2-piece bathroom**

**Inclusions: Stainless steel Miele dishwasher, Dacor 6 burner gas range (2 convection ovens), KitchenAid compactor, Panasonic microwave, and hot water dispenser, wood paneled doors on KitchenAid 48" side by side refrigerator with water and ice dispenser, 2 wood paneled Sub-Zero freezer drawers**

### Room Sizes - Main Level

**Living Room: 22 x 15.6**

**Dining Room: 16 x 10**

**Kitchen: 16 x 10**

**Family Room: 19 x 15**

**Den/Office: 14 x 8**

**Bedroom: 14.6 x 14.2**

**Media Room: 12.6 x 10**

### Room Sizes - Upper Level

**Master Bedroom: 19 x 14.4**

**Ensuite Bath: 17 x 15**

**Bedroom: 15.6 x 12.6**

**Bedroom: 12.6 x 16**

**Bedroom: 13.4 x 13.2**

**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 of the Home

- \* Kitchen features 2 islands, granite countertops, maple cabinets
- \* Hardwood throughout kitchen, family room, sitting area and office off the kitchen
- \* Lutron lighting in kitchen/family room/sunroom/main floor office
- \* Media room on main with equipment, extra sound board installed in ceiling of first floor and media room
- \* Master retreat with three-sided fireplace and glass door to lakeside view balcony. Bar sink, bar refrigerator, hot water dispenser in sitting area. Motorized Hunter Douglas blinds. Walk-in shower with two shower heads (1 handheld, 1 rainhead), air jet tub. Walk-in closet with built-ins.
- \* Three additional large bedrooms with walk-in closets, fourth bedroom with extra large closet with built-ins
- \* Second shared balcony for 2 upper level bedrooms
- \* Steam shower in main level bathroom
- \* Two laundry rooms; main floor laundry with Whirlpool front loading washer/dryer; upper level laundry with Maytag front loading, stacking washer/dryer
- \* Built-in ironing board unit with power in main floor laundry room and master walk-in closet
- \* Built-in shelving under stairwell
- \* Carpet up staircase and in bedrooms, tile in bathrooms and laundry areas, slate tile in front entry and powder room
- \* Entire home with water filter system and humidifier
- \* Intercom system, whole home wired with cat5 cable for internet, phone, cable/satellite/video connection
- \* 5.1 Surround sound in Family room
- \* 7.1 surround sound in Media Room
- \* Low E2 wood windows
- \* Double garage, one side is tandem for boat storage
- \* Synlawn grass in backyard
- \* Crawl space under home accessed through garage with approx. 3 ft. of clearance. 1947 sq. ft. from house plans
- \* Yard maintenance included in strata fees
- \* Enjoy all that this lakeside setting has to offer in this prime lower Mission location.
- \* Boat slip included with large capacity boat lift

