



Open concept design
With quality finishing details



Spacious family home in great Kettle Valley Neighborhood.
Quality features through out include hardwood and cork flooring, 9ft. Ceilings.
Deck overlooks view and park. Could be easily suited for in-laws.

381 McCarren Avenue, Kelowna, BC

PROUDLY PRESENTED BY:



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KRISTY HUBER



JANE HOFFMAN



14-1470 Harvey Avenue
Kelowna, BC

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FEATURES AT A GLANCE:

Lot size: 0.12 acres, 41.92 x 107.20
Age: Built in 2002
Taxes: \$2,855.00 for 2008
Finished Area: 2056 sq. ft.
Main: 1293 sq. ft.
Lower level: 763 sq. ft.
Roof: Asphalt/Fiberglass Shingles
Garage: Attached double
Heating: Natural gas forced air,
air cleaner , humidifier
Cooling: Central Air Conditioning
Fireplaces: Two gas fireplaces
Water: Irrigation District
Sewer: Connected
Bedrooms: Three
Bathrooms: Three full bathrooms

Room Sizes - Main Level

Living Room: 16.10 x 14.4
Dining Room: 13.8 x 12.3
Kitchen: 16x12
Master Bedrm: 14.2 x 13
Den/Bdrm: 11.9 x 10.4
Laundry: 8.10 x 11.9
Deck: 18 x 6

Room Sizes - Lower Level

Family Room: 17 x 14.4
Bedroom 2: 12.6 x 10
Bedroom 3: 11.4 x 13

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.

Features of the Home

Kitchen

- * Cream Thomasville cabinetry from Tennessee.
- * Island with corian counter is equipped with bar/veggie sink.
- * Spacious pantry
- * Kenmore bottom freezer/fridge
- * GE profile electric glass top and convection oven
- * GE profile space maker XL1800 microwawe
- * Kenmore elite dishwasher

Great room

- * Gas Vermont casting fireplace
- * French doors to balcony overlooking view and pocket park

Family room

- * free standing stove, free standing shelving included.

Mud room/Laundry room

- * Located off garage with utility sink and plenty of cabinets. Ceramic tile floor. Maytag Neptune washer and dryer

Spacious master bedroom

- * Abundant light from bay window.
- * Master 4 piece ensuite with bidet

Bathrooms

- * 2 full bathrooms upstairs, ceramic tile floor
- * 1 full bathroom down, ceramic tile floor
- * Storage area on ground level, with utility sink

ADDITIONAL FEATURES:

- * Bamboo flooring throughout upper level
- * Cork flooring throughout lower level
- * Corian counters throughout
- * 9ft ceilings throughout
- * Open concept kitchen and great room.
- * Gas barbeque hook up on balcony
- * Sun awning over French doors
- * Hardi plank siding
- * Completely landscaped, roses, shrubs.
- * Under ground irrigation
- * Low E windows