



Luxury lakeshore living at the Waterfront Townhomes.

Offering permanent boat slip, dock, geothermal heating, subzero appliances, attached garage.

4 bedroom, 4 bathroom contemporary design with high end finishing and so much more.

Only 2 Homes Left. Call today!

#17 - 1457 Green Bay Road - West Kelowna, BC

Proudly Presented By:



JANE HOFFMAN
GROUP

Email: jane@janehoffman.com
Website: www.janehoffman.com



14-1470 Harvey Avenue
Kelowna, BC

Contact: 250-860-7500

KRISTY HUBER

JANE HOFFMAN

Features at a glance:

Age: Built in 2010
Finished Area: 2050 sq. ft.
Main: 707 sq. ft.
Above Main: 495 sq. ft.
Below Main: 848 sq. ft.
Garage: Attached Single Garage and 1 uncovered parking space
Taxes: \$7,188.00 for 2011
Strata Fee: \$634.00 includes contingency reserve fund contribution
Exterior: Cedar, Stone, Stucco
Roof: Torch-on roof
Heating: Geothermal, in floor water, gas
Cooling: Central Air Conditioning
Fireplaces: 2 gas fireplaces
Bedroom: 4
Bathrooms: 3 full and 1 two-piece bathroom

Inclusions: Dishwasher, Dryer, Microwave Oven, Built-in oven, Refrigerator, Gas stove, Washer

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.

Room Sizes - Mezzanine Level

Living Room: 18 x 13
Dining Room: 12 x 13
Kitchen: 12 x 11
Bathroom: 2-piece bathroom

Room Sizes - Middle Level

Bedroom: 12 x 10
Ensuite Bathroom: Full Bathroom
Bathroom: Full Bathroom
Bedroom: 9.6 x 10
Bedroom: 9.6 x 9.6

Room Sizes - Upper Level

Master Bedroom: 15 x 13
Full Ensuite Bathroom: 10 x 12
Loft: 8 x 10

Home Warranty

- The Waterfront Resort Townhomes offers a 2-5-10 warranty provided by National Home Warranty, a leader in new home warranty coverage.
- 2 years on materials and workmanship.
- 5 years water penetration protection.
- 10 year structural protection.









Exceptional Features

- The intimate and family and friendly feel of the place is enhanced by a year-round, multi-purpose sports court that will provide hours of fun. It is designed so it may be transformed into an illuminated ice-skating rink during the cooler months. Fully appointed playground area adjacent to the sports court.
- Stunning and iconic 30 foot "glass tower entrances". Brushed aluminum frames with distinctive horizontal "fins".
- Two master bedrooms each with their own en-suite (perfect for entertaining families and friends)
- Geothermal heating and air-conditioning
- Fully appointed outdoor kitchens complete with fridge, sink and built in gas grill
- Impressive Nano disappearing patio door system providing a seamless transition between indoor and outdoor living
- Large, ultra-sleek, lakeside, salt water swimming pool and hot tub at lakefront
- Premium, splinter-free boat dock with one slip per home
- Beautifully designed swimming pool with huge "party" deck surrounded by a glass railing. Dramatic lake views from the pool!
- Clean sandy beach with gradual entry into the lake – ideal for swimming.
- A luscious central courtyard elevated approximately 5 1/2 feet above grade provides for excellent view corridors to Okanagan Lake.
- Strong sense of association with the neighbouring homes, yet all the while retaining your own privacy and "space".

Landscaping

- Lush and extensive resort landscaping throughout.
- Large landscaping buffer between the road and the townhomes.
- Beautiful stone-like retaining walls.
- Dramatic lighting.
- Automatic built-in irrigation systems

Exterior – General

- Oversized solid wood stained main entry doors.
- 2 spacious private outdoor living areas span the entire width of the homes (approximately 20 feet wide). A large main floor patio (mostly covered) with outdoor kitchen and a large 3rd floor deck, both oriented towards Okanagan Lake.
- Extensive use of warm stone cladding.
- Contemporary stucco exterior, clean and smooth – easy to maintain.
- Durable and long lasting Torch-on roofing membrane, 2 ply on all roof areas.

Kitchens

- The kitchens in The Waterfront have been specifically designed to impress and feature a high-end appliance package and a clean, sharp and stunning design.
- Custom dark wood cabinets combined with white glass doors set into brushed aluminum frames.
- Sleek chrome pulls on all cabinet doors.
- Under counter accent lighting.
- Stunning Quartz solid surface countertops.
- Sparkling imported glass tile backsplash.
- Under-mount large size stainless steel 2 bowl sink.
- Commercial style sink faucet.
- Pendant lighting above the island area/eating bar.

Bathrooms

- All of the bathrooms have been designed to inspire and relax. Clean, crisp millwork and innovative fixtures create a private spa-like experience.
- Kohler sinks (undermounted), toilets and faucets.
- "Floating" custom dark or white (depending on the bathroom) wood cabinets.
- Quartz solid surface countertops.
- Italian porcelain tile flooring throughout.
- Heated flooring in master ensuite.
- Soaker tub in master ensuite
- Frameless glass showers in all ensuites.

Outdoor Kitchens & Living Area

- Each home features a unique and innovative main floor outdoor living area with built-in kitchen, making for easy living and great entertaining.
- Outdoor kitchens include solid surface countertops, stainless steel under counter fridges and full sinks.
- High-end built-in barbeques connected to natural gas so you will never "run out"!
- Illuminated overhang canopies (which cover the majority of the main floor patio).
- Outdoor built-in fireplaces.
- The signature "disappearing" (folding) glass panel door system which separates the indoor and outdoor main floor living areas provides for a seamless transition between the exterior and interior spaces.

Security & Technology

- Full home security systems – all hard-wired.
- High speed internet access.
- State of the art connectivity for, phone, fax, modem, internet, cable and computer networking.



MAIN FLOOR



MEZZANINE FLOOR



MIDDLE FLOOR



UPPER FLOOR



The Waterfront Resort - Exclusive Community of 20 Homes on the Lake