



Mission Shores - luxury LAKE FRONT resort.
Spacious 2733 sq ft 3bed/4bath townhouse, 3 level terrace unit. All bedrooms with stunning, tiled ensuite bathrooms. Wall of windows floods natural light in main living areas. Spectacular sandy beach and landscaped grounds. Boat moorage with lift. Pool, exercise room. Huge roof top sundeck with private hot tub.

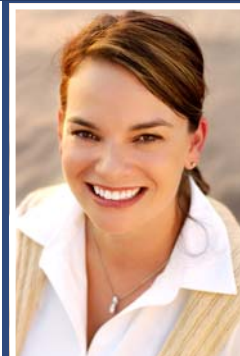
121 - 3880 Truswell Road, Kelowna, BC

PROUDLY PRESENTED BY:



JANE HOFFMAN
GROUP

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



KRISTY HUBER



JANE HOFFMAN



14-1470 Harvey Avenue
Kelowna, BC

TEL: 250-860-7500

FEATURES AT A GLANCE:

Age: Built in 2004

Taxes: \$5,945 for 2010

Strata Fee: \$731.00

Finished Area: 2733 sq. ft.

Parking: One underground parking stall

Water: Municipal

Sewer: Connected

Heating: Forced air plus central air conditioning

Fireplaces: One electric fireplace

Bedrooms: Three

Bathrooms: Four, three full bathrooms, one two piece powder room

Inclusions: All appliances, Kitchen Aid 4 burner smooth top stove, dishwasher, microwave fan hood, Kenmore Elite refrigerator, Marvel wine fridge, All window coverings. Furniture package, upgraded leather couches in living/great room plus additional bedroom highboy and 8 drawer dresser

Tropitone outdoor dining set, Webber barbecue

Exclusions: Leather office chair, TV and electronics in family room, leather chair in the family room

ROOM SIZES

Living Room: 18.3 x 7	Level 1
Dining Room: 10.5 x 14.3	Level 1
Kitchen: 9.76 x 16	Level 1
Family Room: 12.6 x 10.4	Level 1
Bedroom 3: 12.7 x 13	Level 1
Ensuite Bedroom 3: 16.4 x 7.5	Level 1
Master Bedroom: 18.11 x 12.6	Level 2
Ensuite Bathroom: 20.11 x 7.35	Level 2
Bedroom 2: 17.6 x 11.4	Level 2
Ensuite Bedroom 2: 13 x 8.6	Level 2



EXCEPTIONAL FEATURES:

- Spectacular waterfront resort setting, Mission Shores
- Beautiful landscaping, sandy beach
- Pool and hot tub common area, exercise room, games room
- Shared boat slip #8 with lift
- 1 secured under cover parking stall, storage unit
- Bright, sun splashed end unit, lots of windows, eastern sun exposure
- Patio is positioned for privacy at the end of the walk way
- Wall of windows in the Great Room floods all main living areas with an abundance of natural light
- All bedrooms have spacious ensuite bathrooms
- Bathrooms are oversized with white tiled floors, tiled counters and showers, windows, lots of natural light
- Engineered hardwood floors throughout, quality carpets in all bedrooms, tile floors in all bathrooms

Living Room/Great Room

- This room boasts a dramatic 18 ft ceiling with a wall of windows that brings an abundance of natural light to the main living space
- Electric fireplace
- Open to the kitchen and dining area



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.











Dining Room

- Spacious room and part of the Great Room concept
- Bead board
- Perfect for entertaining family and guests
- French door to patio and barbecue area

Kitchen

- 4 person eating bar in entertainment sized island
- Pendant lighting above the island
- Apron sink in the island
- Under counter lighting, tiled back splash
- Open to main living areas

Family Room

- Conveniently located off kitchen
- French door to patio
- Main floor has a **2 piece powder room** with pedestal sink, bead board, tile floor

Bedrooms

Master Bedroom

- Spacious room with luxurious ensuite bathroom
- French door to private sundeck
- Walk in closet
- 4 piece ensuite bathroom with walk in tiled shower, oversized soaker tub, tiled floor and counter, bead board, shelving, recessed lighting, sunny eastern exposure and lots of windows

Bedroom – upper level

- Generous sized room with curved window detail, small lake view, eastern exposure
- Mirrored bypass closet doors plus linen closet
- 4 piece ensuite bathroom, large walk in tiled shower, tiled floor and counter, bead board
- Fabulous corner windows

Bedroom - main level

- Could be office, den or bedroom
- Pool view
- Walk in closet, tray ceiling
- 4 piece ensuite bathroom

2nd floor mezzanine

- Computer desk area
- Washer/dryer in spacious closet

Roof top patio

- Enjoy the privacy of a large patio and hot tub
- Expansive panoramic view of the mountains
- Lake view in the distance



