



Executive townhome at Southwind

Contemporary architecture, open concept great room with soaring ceilings.
3 bedroom plus den, full basement, double garage, expansive southwest facing patio.
Perfect location, a short stroll to the lake and Sarsons Beach.
Close to bicycling and walking routes, shops.

5- 570 Sarson Road, Kelowna, BC

Prestigious Lower Mission location!

Proudly Presented By:



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JANE HOFFMAN GROUP

14-1470 Harvey Avenue, Kelowna, BC

Features at a glance:

Age: Built in 2008
Finished Area: 2581 sq. ft.
Main: 1582 sq. ft.
Above Main: 999 sq. ft.
Taxes: \$5,154.00 for 2011
Strata Fee: \$655.00
Exterior: Stone, Stucco
Roof: Tile
Garage: Attached Double
Heating: Geothermal
Cooling: Geothermal
Fireplaces: 1 gas fireplace
Water: Municipal
Sewer: Connected
Bedrooms: 3
Bathrooms: 3, 2 full and 1 two-piece

Inclusions: Amana 4 burner gas range with electric oven, Built in fan hood microwave oven, Maytag stainless steel refrigerator, Maytag stainless steel dishwasher, Frigidaire washer/dryer

Room Sizes:

Room Sizes – Main level
Living Room: 16.10 x 15.8
Kitchen: 12.10 x 10.8
Dining Room: 11.4 x 9
Den/Office: 9 x 12
Master Bedroom: 14.6 x 13.6
5-piece Ensuite: 10.5 x 10.8
Bathroom: Two-piece powder room
Patio: 11 x 11.6

Room Sizes – Upper Level
Bedroom: 14.6 x 13
Bedroom: 11.4 x 12.5
Bathroom: 10.5 x 9.9
Loft: 13.11 x 13.5

Please note:

Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy.





Exceptional Features

- Tiled showers with 10 ml. glass doors and soaker tubs in Master ensuite
- Kohler raised profile countertop sinks
- Granite tile counters with selected oversized tile coordinated for floors, tub and showers,
- Premium Kohler faucets with 8" wide spread sculpted levers
- Custom solid maple cabinetry
- Painted millwork details include 5" baseboards, custom casings, and two panel, solid, smooth finish interior doors
- Textured Stainmaster carpeting in all bedrooms, dens and some hallways
- Premium lighting package
- The Private Owners' Club showcases a fully equipped gym, indoor swimming pool and hot tub designed to permit year-round use and outdoor access as the seasons change.
- This enclave of homes enjoys intertwined walking paths, pergola gardens and serenity pond

Entry/Foyer:

- East facing morning patio
- Two storey entry, tile flooring

Den/Office:

- Double French Doors to den/office
- This room faces the east patio

Kitchen

- Custom shaker-style solid maple cabinetry with oversized upper height cabinets, built-in pantry
- Under cabinet lighting
- Solid surface granite kitchen countertops, island with raised 4 person eating bar
- Undermount Kohler stainless steel double bowl sinks and premium Kohler pull spray chrome faucet
- Tiled backsplashes
- Hardwood flooring

Dining Room/Living Room

- Open concept with kitchen
- Hardwood flooring
- Double French Doors from dining room to barbeque area and timbered outdoor rear patio
- Gas fireplace with tile surround

Master Bedroom – On Main Level

- Carpeted, two closets
- 5-piece ensuite bathroom with soaker tub with tile surround, walk-in tiled shower, granite counter top, 2 sinks

Laundry Room

- On main level, upper cabinets for storage

2-piece Powder Room

- Conveniently located off kitchen

Upper Level

- Skylight, ceiling fan in hall, can be seen from Great Room below

Mezzanine/Library/Computer Room

- Overlooking 2 storey grand entry

Bedrooms:

- Two spacious bedrooms
- Closets, carpet

Bathroom:

- 4-piece bathroom, granite counter, one sink, soaker tub, walk-in shower
- Tile flooring

Strata Fees include:

- Geothermal heating and cooling
- Water, sewer and garbage pick-up
- Grounds, pool, hot tub and fitness centre maintenance
- Building maintenance and insurance
- Access and use of all amenities
- Property management and on-call care taker





Location

Southwind at Sarsons is nestled in the heart of the Lower Mission. A short stroll from the lake and beautiful Sarsons Beach, close to bicycling and walking routes, shops and neighbourhood bistros, *Southwind at Sarsons* finds balance with Life and Style.



Townhouses

T1 - 1,582 sq. ft. (Level 1)
 999 sq. ft. (Level 2)

 2,581 sq. ft. Total



Full Unfinished Basement

The Builder reserves the right to make modifications and changes to plans, specifications and prices without notice. Materials may be substituted with equivalent or better materials at the builder's sole discretion. Renderings are an artist's conception only. The square footage and room sizes are approximate. E.&O.E

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