



**Spectacular top floor unit with stunning pool and lake view! Bright south west exposure to enjoy endless summer days!**  
**Complete with boat slip and lift. Secure underground parking, furniture and electronics package.**  
**Easy turn key purchase.**

**6403 - 4026 Pritchard Drive, West Kelowna, BC**

**PROUDLY PRESENTED BY:**



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GROUP**

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14-1470 Harvey Avenue  
Kelowna, BC

## Exceptional Features

- Open concept design - kitchen, dining room and great room
- All main living areas including master bedroom have amazing views of the lake and pool area
- Sliding glass door to spacious sun deck with gas barbecue
- Light wood colour scheme, cabinets and maple hardwood flooring
- Electric fireplace in living room
- Granite island kitchen, tiled backsplash, under cabinet lighting, stainless steel appliances
- Recessed lighting, track lighting
- Spacious master bedroom with stunning view of the lake, carpet, closet
- Luxurious ensuite bathroom – soaker tub, walk in shower, tile floor, granite counter
- Second bedroom and den convenient to second full bathroom
- Den could 3rd bedroom, carpet



## Room Sizes

Living Room: 14 x 12	Dining Room: 12 x 7.5
Kitchen: 10 x 15	Master Bedroom: 13.5 x 13.3
Ensuite: 8 x 8	Bedroom: 10.7 x 12.4
Bedroom: 13.4 x 12.8	Full Bathroom: 8 x 5.5

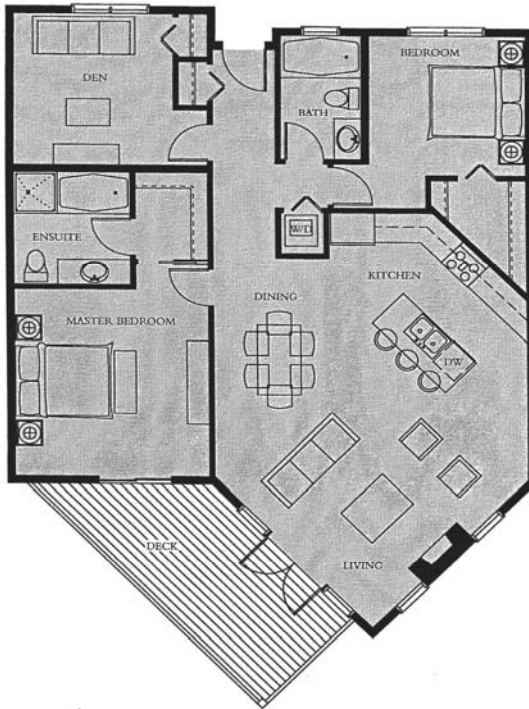


## **PLEASE NOTE:**

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



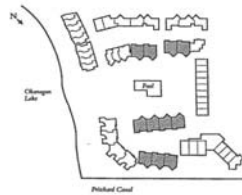
**BARONA  
BEACH**  
*lakefront resort*



## LIVORNO

2 BEDROOM AND DEN/3RD BEDROOM  
2 BATHROOM

1337 - 1362 SF



Ground floor terrace not as shown. End units may include additional square footage.

The developer reserves the right to make modifications or substitutions to building design, specifications and floorplans should they be necessary to maintain the high standards of this community. Square footages are based on preliminary measurements and are approximate. E.&O.E.

### Resort Setting and Amenities

- Minutes to shopping, golf, wineries
- 20 minutes to Telemark country skiing trails
- 25 minutes to Crystal Mountain Ski Resort - excellent family skiing and snow boarding
- Large central courtyard with pool and hot tub, grassy area
- Lushly landscaped grounds
- 600 feet of sandy beach
- 2 private docks with social platforms
- Elevators servicing each building
- One parking space in convenient location
- Spectacular view of lake, mountains plus unobstructed pool view





### **FEATURES AT A GLANCE:**

**Bedrooms:** Two plus den

**Bathrooms:** 2 full bathrooms

**Age:** 2007

**Roof:** Roof Tile

**Finished Area:** 1337 sq. ft. approx.

**Heating:** Geothermal

**Cooling:** Geothermal

**Fireplace:** One electric fireplace

**Water:** Irrigation district

**Sewer:** Connected

**Taxes:** \$3,559.00 for 2010

**Strata: Fee:** \$621.97

**Boat slip:** B33 and lift

**Secured u/g parking stall:** No. 45

**Storage locker:** No.157

**Inclusions:** Furniture and electronic package (4 flat screen TV's ), Stainless Kitchen Aid refrigerator, dishwasher, 4 burner gas range with electric oven, microwave fan hood, Stacking Whirlpool washer/dryer, All window coverings, gas barbecue



*A Rare Opportunity - Peaceful Setting.  
Pool, Hot tub, Exercise Room, Geothermal Heat. Boat  
Slip and Lift. Secure your position on the Lake in this  
Exceptional Property.*

*6403-4026 Pritchard Drive*