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Prestigious waterfront community on Okanagan Lake.
 Great family neighborhood close to schools, shops & local restaurants.
 Fabulous lake side salt water pool with spacious patio, hot tub, club house with exercise & games room.
 Private sandy beach area. Boat moorage with lift.
 Stunning residence features 2 story great room with traditional fireplace.
 Gourmet kitchen with top appliances.
 Spacious dining area fully opens to outdoor patio.
 Tiered media room and full wine room.

200 - 440 Cascia Drive - Kelowna, BC

Proudly Presented By:



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Features at a glance:

Lot size: 0.16 acres, 68 ft. x 119 ft.
 Age: Built in 2006
 Finished Area: 4264 sq. ft.
 Main: 2250 sq. ft.
 Above Main: 2014 sq. ft.
 Garage: Attached Triple
 Exterior: Stone, stucco
 Roof: Tile
 Water: Municipal
 Sewer: Connected
 Heating: Natural gas forced air
 Cooling: Central air conditioning
 Fireplaces: 3 fireplaces
 Bedrooms: 5
 Bathrooms: 5, 4 full and 1 two-piece bathrooms
 Boat Slip: No. 12

Inclusions: Jenn air dishwasher, Amana Fridge, Kenmore stove, Kenmore bar fridge, Danby wine fridge, Kenmore washer and dryer, All window coverings, Phantom Screens, garage door openers, built-in vacuum and attachments

Room Sizes - Main Level

Den / Office: 20 X 17'6
 Media Room: 16'4 X 13
 Living Room: 20'4 X 15
 Dining Room: 13'6 X 14
 Kitchen: 22 X 10'6
 Mud Room: 15 X 8
 Wine Cellar: 5 X 8
 Bathroom: Two piece

Room Sizes - Upper Level

Master Bedroom: 20 X 14
 Ensuite: Full 5-piece bathroom
 Bedroom/Nanny Suite: 12'4 X 14'6
 Bedroom: 11 X 15
 Bedroom: 11'4 X 14
 Bedroom: 11'4 X 16
 Bathroom: Full Ensuite Bathroom
 Bathroom: Full Ensuite Bathroom
 Bathroom: Full Bathroom shared by Nanny suite
 And one Bedroom

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.

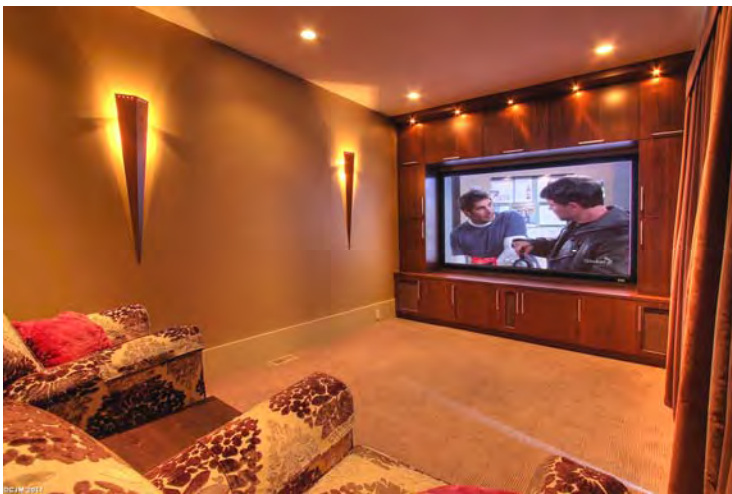


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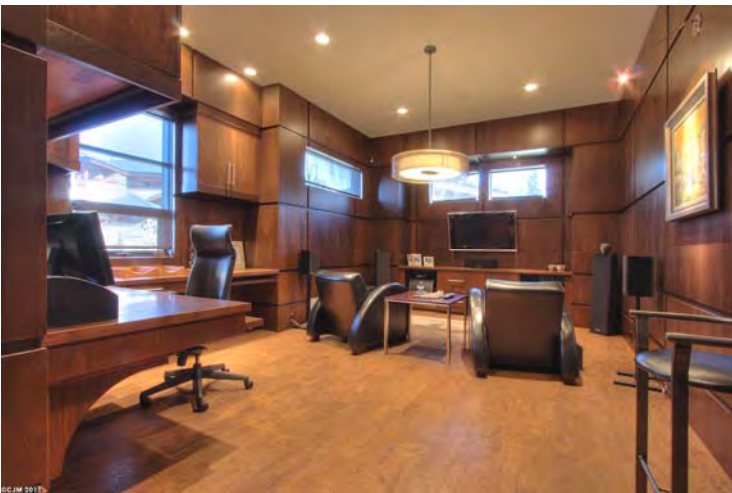
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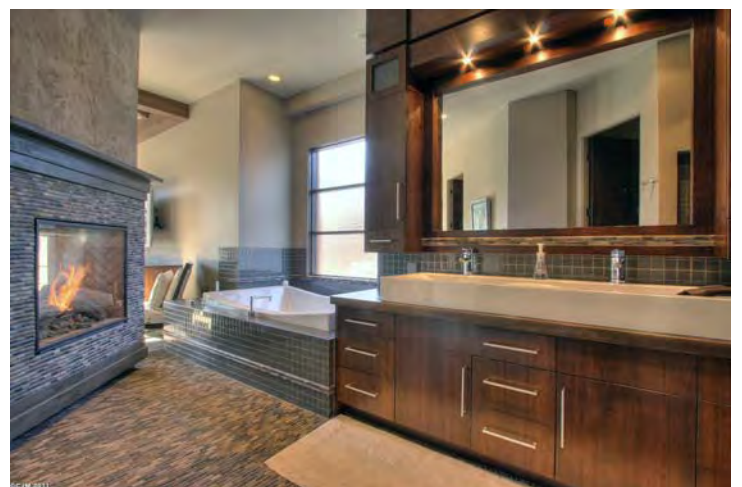
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Exceptional Features

- Southbay, Kelowna's premiere waterfront gated community
- Stunning residence set amongst an enclave of prestigious homes
- Great family neighborhood, walk to schools, shops, local restaurants
- Entertain your guests at home or at the private 2 storey club house which has lofted exercise room and lower games room with 2 way gas fireplace to the outside patio.
- Complex offers outdoor salt water pool, hot tub with bathroom/ changing rooms.
- Private beach area just off pool
- Full time boat moorage with electric lift at the dock, boat slip No. 12.
- Residence has full surveillance system
- Built in sound system
- Motion censored lighting on stairway to upper level
- The home has a 5 foot fully finished crawl space perfect for all your storage needs.
- Natural wood and stone exterior elements are brought into the interior of this home

Entry

- Stamped concrete drive leads to double garage which is completed with built in shelving /cabinetry and stainless steel work top
- Upon leaving the garage you enter a beautiful and functional mudroom with wall to wall cabinetry and bench with shoe storage underneath
- Solid wood doors lead to main front entrance with closet complete with built in organizer
- Textured ceiling with wood beams in the entry is a theme carried out on the main level
- Illuminated by inset pot lighting and also directional lighting to highlight wall art

Office

- Spacious office with custom built in desk and cupboards match the full dark stained wood panel wall
- Illuminated by overhead track and inset spot lighting

Living room

- Grand two storey living room with beautiful wood flooring that matches the beam ceiling accents
- Exceptionally bright space is created from the floor to ceiling two storey windows complete with electric window coverings
- Traditional wood fireplace with stone surround and unique wrought iron lit sconce

Dining area

- The dining area is located between the kitchen and the outdoor patio
- Inset nook in wall for dining hutch or art elements
- Nano doors let the outside in and lead to a full covered rear patio

Wine Room

- Temperature controlled wine room
- Real corks underfoot with built in cedar shelving

Master Bedroom

- Master bedroom is set apart from the rest of the bedrooms providing you with lots of privacy
- Spacious Master bedroom gives access to a private deck with great views of Lake Okanagan
- Master suite is heightened by the vaulted ceilings and illuminated by spot lighting and wall décor lighting
- The only thing that separates you from the opulent master ensuite is the stunning gas fireplace with unique tiled surround
- Spa retreat created in the master ensuite, jetted soaker tub, his and hers vessel sinks, oversized seamless glass shower with rain and shower head
- Master ensuite features his and hers separate storage areas
- Full walk in closet with built in organizers and separate linen closet also provided

Bedroom #1

- Spacious bedroom has full ensuite bathroom
- Lakeview and pool view from this room
- Unique pass thru window to bedroom next door

Bedroom #2

- Spacious bedroom with lake and pool view

Bedroom #3

- Generous sized bedroom has Romeo and Juliet deck that adjoins the nanny suite.
- Attached bathroom features seamless glass shower

Nanny quarters

- Romeo and Juliet view deck provided from this room
- Attached full bathroom with deep soaker tub
- Wall closet features built in counter top with bar fridge, microwave and sink.



