



You'll love the location of this renovated home in Golfview Estates! Lovely views of the valley, golf course and lake. Ultra private backyard, geothermal heating system, hardwood, custom kitchen, ensuite and more.

Great location for busy families - 15 minutes to Airport, University, Aberdeen Hall and City Centre.

4 bedroom, 3 baths, 0.38 acre. Double garage plus extra parking for guests and RV/Boat.

Quiet cul-de-sac location just a short walk to a nearby play park, transit, Kelowna Golf & Country Club.

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## Proudly Presenting

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### 981 Augusta Court

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JANE HOFFMAN  
GROUP





**Features at a glance:**

Age: Built in 1977, substantially renovated  
 Lot size: 0.38 acres, 38 ft x 175.88 ft  
 Finished Area: 3155 sq. ft.  
 Main: 1735 sq. ft.  
 Below Main: 1420 sq. ft.  
 Exterior: Hardie Board  
 Garage: Attached double  
 Roof: Asphalt/Fiberglass Shingles  
 Bedrooms: 4  
 Bathrooms: 3 full bathrooms  
 Water: Municipal  
 Sewer: Connected  
 Heating/Cooling: Geothermal, heat pump  
 Fireplaces: One gas fireplace

**Inclusions:**

LG front loading washer and dryer on lower level  
 LG stainless steel Fridge with water dispenser  
 6 Burner gas Electrolux Icon stove  
 LG Dishwasher  
 Dacor Drawer microwave  
 Kenmore Washer and Dryer on upper level

**Room Sizes - Main Level**

Kitchen: 13.6 x 21  
 Dining Room: 13.6 x 17.6  
 Den/Office: 13.7 x 9.10  
 Bedroom: 11 x 11  
 Master Bedroom: 14.10 x 13.4  
 Ensuite: 5-piece  
 Bathroom: Full

**Room Sizes - Lower Level**

Bedroom: 13.7 x 15.8  
 Bedroom: 11.4 x 13.7  
 Bathroom: Full  
 Family Room: 17.5 x 13.1  
 Laundry: 8.2 x 11.2  
 Foyer: 13.2 x 8.1

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.















**Exceptional Features:**

- This beautifully renovated home is situated in one of Kelowna most popular areas
- Magnificent lake and city views from both upper and lower levels
- Ultra modern contemporary home located on no thru road within minutes to shopping, schools and golf course
- Quality finishing inside and out
- New Roof, windows, flooring, kitchen, Hardie plank siding, baths and top of the line appliances
- Premium hardwood flooring in main areas and ceramic tile in kitchen, baths and foyer
- Upper and lower levels with washer and dryer
- Geothermal, security system and built in vacuum system
- Underground irrigation and low maintenance landscaping
- Private rear yard, park like setting with new spacious wood deck
- EnergyStar Rating of 77.

**Entry**

- New concrete driveway leads to double garage
- Glassed front door with surrounding glass inserts floods the foyer with natural light
- Deep coat and shoe closet under stairway

**Family room**

- Wall to wall windows in the family room allow one to enjoy the beautiful view this home offers
- New lighting and quality carpet featured in this spacious family room

**Living Room**

- Wall to wall lake view windows flood this room with natural light
- Warm ambiance is created by the coffee stained hardwood flooring and the gas fireplace

**Dining Room**

- Dining area brings the outside in with access thru sliding glass doors to the front lakeview covered deck and single glass door to brand new treated wood rear patio

**Kitchen**

- The heart of the home is the enormous kitchen with two islands and overhead pendant lighting
- Open kitchen/dining/living concept, perfect for entertaining with family and friends
- State of the art kitchen offering all new top of the line stainless steel appliances
- Granite counter top and brushed subway tile backsplash
- Dove tailed soft close drawers, cabinetry complete with two pantries
- Double duty island has built in wine fridge and frosted glass cabinetry doors for all your storage needs

**Den/Office**

- Den/Office has new carpeting and large window that takes in the view of the back yard

**Master Bedroom**

- A spacious master bedroom features new carpet and windows that capture the view
- Walk in closet has a laundry facility with front loading washer and dryer
- Enter the stunning master ensuite through frosted glass track doors
- Huge, luxurious ensuite features stamped concrete, his and hers sinks, soaker tub and a frameless glass walk in shower with two shower heads

**Bedrooms**

- Above ground lower level offers two large bedrooms with new carpet
- Main living level offers one bedroom (no closet) and spacious Master suite

**Bathrooms**

- Brand new 3 piece main level bathroom features glass shower with tiled surround and stamped concrete counters
- Lower level bathroom is a 3 piece bath offering a walk in glassed, subway tile shower plus all new pedestal sink and fixtures
- Designer 5 piece master ensuite located on main living level







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