



Okanagan living! Enjoy the wrap around sundeck and private backyard with in ground pool.

Large .26 acre property with 18 ft. x 36 ft. pool, spacious pool deck and hot tub in cedar gazebo.

Resort style living in the park like back yard.

New furnace, new air conditioner, new appliances, oversized double garage with 13'9 ceiling height, workshop and mezzanine storage, lots of parking for boat/RV. Great central location in the heart of downtown Kelowna, shopping, cultural district, close to the beach and golf courses!

Proudly Presenting

607 Clifton Road



JANE HOFFMAN
GROUP



Features at a glance

Size: 0.260 acres, 145 ft. x 109.22 ft.

Age: 1995, Substantially Renovated

Finished Area: 3371 sq. ft.

Main: 1515 sq. ft.

Below Main: 1856 sq. ft.

Bedrooms: 3

Bathrooms: 4

Garage: Attached Double

Exterior: Stucco

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas Forced Air, new furnace 2015

Cooling: Central Air, new air conditioner 2015

Fireplaces: 2 Gas Fireplaces

Water: Municipal

Sewer: Sewer

Inclusions:

- Samsung refrigerator with water/ice dispenser, Bosch dishwasher, Samsung glass top electric stove
- Igloo wine fridge in the wine room
- Maytag washer/dryer
- Water softener

Room Sizes – Grade Level

Foyer: 23'5 x 10'7

Family Room: 21'9 x 11'2

Recreation Room: 13'10 x 18'10

Bedroom: 15'1 x 13

Pool Bathroom - Full: 9'4 x 6'7

Bathroom - Full: 8'8 x 6'3

Flex room: 12'4 x 11'11

Den / Office: 15'2 x 11'1

Wine Cellar: 8'4 x 5'11

Garage: 20'4 x 27'3

Room Sizes - Main Level

Living Room: 22'5 x 13'6

Dining Room: 11'1 x 11'9

Kitchen: 11'7 x 13'3

Ensuite - Full: 9'9 x 9'8

Bathroom - Full: 10 x 3'4

Laundry: 9'7 x 4'8

Nook: 6'11 x 8'5

Master Bedroom: 16'8 x 13'4

Master Bedroom Closet: 11'9 x 6

Bedroom: 14'6 x 8'10

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.













Detailed Information

Exceptional Features

- Resort like atmosphere in the back yard, .26 acre with mature foliage, emerald cedar hedging, huge pool patio, cedar gazebo enclosed hot tub
- Lots of parking for boat or RV
- Stamped concrete driveway
- Oversized garage with work shop, 2 overhead doors, 13'9" height, could have car lift, mezzanine for storage
- New furnace and air conditioner June 2015
- New carpet throughout the upper level and entrance on entry level, newer appliances 2013
- 18 x 36 ft. pool with new pool liner
- 3 piece pool bathroom, located in stuccoed outbuilding with walk in shower, skylight, own 60 gallon hot water heater
- Pool pump and heater enclosed in stuccoed outbuilding. There is an auto chemical dispenser for the pool.
- Huge pool stamped concrete deck creates a truly low maintenance back yard
- Beautiful mature vegetation surrounds the pool and patio, emerald cedar hedging creates privacy, maple tree, established grape vines (red table grapes and concord) and large cherry tree
- Newer energy efficient windows on the south west exposure of the home - dining room, foyer and transom windows above the garage
- Huge wrap around deck (990 sq. ft.), partially covered with large uncovered area with peek-a-boo view of the lake and expansive view of the mountains, city and valley including Dilworth bluff
- Electric awning with wind sensor on main level sundeck
- Enter wrap around deck through oversize sliding glass patio doors from the kitchen leading to the pool patio and lush vegetation of the backyard
- Covered patio off the lower level of the home creates another outdoor living space
- Cedar gazebo houses the 6 man hot tub, bromine system

Foyer

- Grand entry foyer 2 storey height, new 18 inch by 18 inch tile floor
- Curved carpeted stairs to the main level
- Tiled steps lead to the front entry double doors, leaded glass with side lights

Family/Recreational Room

- Perimeter ceiling lighting, carpet
- Gas fireplace, marble surround with custom mantel

Games Room

- Room for billiards table
- Open concept with the family room

Office

- Solid oak cabinets, 2 computer work stations

Bedroom

- Exterior door to the back yard and patio
- Laminate wood floor, closet

Bathroom

- 3 piece bathroom, tile floor, walk in shower

Wine Room

- Concrete walls keep the room cool
- Brazilian walnut floor, wine racks, walnut veneer walls, Igloo wine fridge

Flex Room/Exercise Room

- Carpet, closet, no window

Main Level

Living Room

- Bright room, gas fireplace with raised marble hearth, marble surround and oak mantel

Dining Room

- Corner window, elegant light fixture, carpet

Kitchen

- Island kitchen, new Blanco composite granite double sink in island
- White cabinets, pantry units, built-ins with 2 sets of roll out shelves
- Cherry Kempas solid hardwood floor
- Newer glass tiled back splash

Nook

- Bayed window, sliding glass door to covered deck

Laundry

- Main level laundry, broom closet, water softener

Detailed Information

Master Bedroom

- Serene view of the park like back yard and pool
- Carpet, ceiling fan
- Walk in closet with built in organizers
- 5 piece ensuite bathroom, tile floor, vessel sink, walk in tiled shower, jetted soaker tub with tile surround, dimmer switch for electrical

Bedroom - Main level

- Laminate floor, ceiling fan, closet, shared ensuite with the main level bathroom

Bathroom

- 3 piece, new vessel sink, designer faucet, new toilet, tile floor





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