



Lovingly cared for by the original owner. Built by Dilworth Homes with breath-taking lake views. Located on the downhill side of the road with great views and privacy on the back deck and in the back yard.

Modern island kitchen with new, high-end granite counters & backsplash, timeless, smooth-profile maple cabinets.

Large deck and open concept main floor is ideal for entertaining and taking advantage of the views. Lower level is fully finished with 2 bedrooms, huge family room and full bath, all opening to covered, lake-view patio and back yard.

Just a short walk to Mission Hill Winery with it's world class restaurant and summer concerts.

Proudly Presenting

1623 Braeburn Court



JANE HOFFMAN
GROUP

Features at a Glance

Lot size: 0.195 acre, 58 ft. x 128 ft.

Age: Built in 2000

Finished Area: 3160 sq. ft.

Main: 1660 sq. ft.

Below Main: 1500 sq. ft.

Bedrooms: 3

Bathrooms: 3, 2 full and 1 two-piece bathrooms

Garage: Attached Double garage

Exterior: Stucco

Roof: Shake

Heating: Natural gas forced air

Cooling: Central Air

Fireplaces: 2 gas fireplaces

Water: Municipal

Sewer: Connected

Inclusions: Kenmore Elite Fridge, Kenmore Double Oven & Cooktop, Kenmore Microwave, Maytag Dishwasher, Danby Wine Fridge, Kenmore Washer & Dryer, KitchenAid side-by-side Fridge, Toshiba TV (lower level family room)

Room Sizes – Main Level

Kitchen: 11'5 x 10

Dining Room: 11'8 x 10

Living Room: 16 x 14

Nook: 10 x 9'7

Den / Office: 12'5 x 10'1

Master Bedroom: 17'7 x 14'8

Full Ensuite Bathroom: 14 x 7'6

Laundry: 8'3 x 8'2

Bathroom: 2-piece powder room

Room Sizes – Lower Level

Family Room: 27 x 15'6

Games Room: 16'6 x 15'6

Bedroom: 14'2 x 12'6

Bedroom: 13'6 x 12

Full Bathroom: 10'7 x 9

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

- Quiet cul-de-sac, located in the prestigious Mission Hill neighbourhood
- Perched above the vineyards and West Kelowna town site
- Stunning panoramic views of the vineyards, lake, city and valley beyond
- Walking distance to the world-class Mission Hill Family Estate Winery
- Short drive to golf, beaches, shopping, dining & schools
- 15 minutes to downtown Kelowna
- Paved driveway, immaculate landscaping
- Well positioned on property to maximize privacy
- Immaculate home, pristine condition
- Dilworth Homes quality construction
- New high-end granite counters & backsplash in kitchen
- Newly finished glass ensuite shower with granite
- Large deck & open concept main floor ideal for entertaining and taking advantage of the views
- Spacious lower level with exterior access to concrete patio & back yard
- Beautifully landscaped rear yard with tiered rose garden, room for small pool
- Ample storage space throughout
- New hot water tank & humidifier (2013)
- New heat distributor in furnace (2014)
- Blinds keep out heat/sun (well balanced), still able to see out, but not in

Entry

- Solid front door with frosted glass flanking & transom window above
- Bright and open
- High ceiling, recessed lighting
- Tile floor with patterned inset
- Coat closet with organizers
- Office & dining room immediately off entryway

Dining Room

- Located at the front of the house
- Arched entry, beautiful chandelier, carpet
- Windows to front and side yard
- Recessed niche for display cabinet

Office

- Wood & glass double French doors
- Carpet, track lighting,
- Front facing with glass block windows for privacy
- Built-in bookcase, upper display ledge above

- Closet with shelving
- Could be an additional bedroom

Kitchen

- Spacious island kitchen with display & storage cupboards
- Top of the line seamless granite counters and backsplash
- Undermount composite granite sink in island, modern pendant lights
- Timeless smooth-profile maple cabinets
- New matching electrical switch covers
- Tile floor, kick plate vacuum outlet
- Eating nook with windows to patio, wrought iron chandelier on dimmer
- French door to partially covered deck with commanding views, recessed lights, gas outlet for BBQ (upstairs only)

Living Room

- Open concept, carpeted
- 12 foot vaulted ceiling
- Upper display ledge for art
- 3-sided fireplace with newer natural stone surround
- Large picture windows
- Tiled hallway, good sized linen closet with shelving on main floor

Laundry

- Maple cabinetry, wash sink
- Kenmore Washer & Dryer
- Coat closet with organizers
- Interior access to garage

Garage

- Oversized double garage with keyless code
- Shelving, painted floor
- Exterior door to side yard

Bedrooms - 3

- Spacious main floor master with 9 foot ceilings, gorgeous views from picture windows, sliding glass door to partially covered deck, walk-in closet with organizers, pocket door entry
- 5-piece master ensuite enjoys newly renovated shower, his & her sinks and Jacuzzi tub
- Large lower level guest bedroom with picture windows to capture beautiful views from backyard, spacious closet, recessed lighting
- Generous sized lower level bedroom with massive walk-in closet, organizers, carpeted, window to side yard, recessed lights

Bathrooms - 3

- 5-piece master ensuite with newly renovated shower, glass doors, tile surround, illuminated, wand & rain shower heads, granite bench, soaker Jacuzzi tub, his & hers marble sinks and counter, side view windows detailed for privacy
- 2-piece main floor bathroom with marble sink, above counter lighting & maple cabinetry
- 3-piece lower level bathroom, very spacious with glass shower, maple cabinetry, linen closet, recessed lighting and linoleum floor

Lower Level

- Carpeted stairs, linen closet
- Under stair storage with linoleum floors

Family / Recreation Room

- Very large and open
- Carpeted, track lighting
- Gas fireplace, tile surround
- Recessed niche for TV (TV included), curved contours for detail
- Additional side area could be converted into another work space
- Built-in speakers
- Picture windows to rear yard
- French doors to exterior covered concrete patio, tiered rose garden, beautifully landscaped backyard

Mechanical Room

- Clean, large room with painted floor
- Workspace area
- New hot water tank & humidifier (2013)
- New heat distributor in furnace (2014)
- Shelves & extra storage space





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