



The ultimate Upper Mission family neighbourhood, Crawford Estates!

Exceptional 3 bedroom, 4 bath family home situated on level 0.402 acres featuring a beautiful backyard with heated saltwater pool, covered outdoor living, children's play area and mature landscaping.

Complete renovations in 2004, this 2320 sq. ft. residence has a formal living room with recessed ceilings & French doors to patio, granite island kitchen with lovely cabinetry, open to the dining nook & family room.

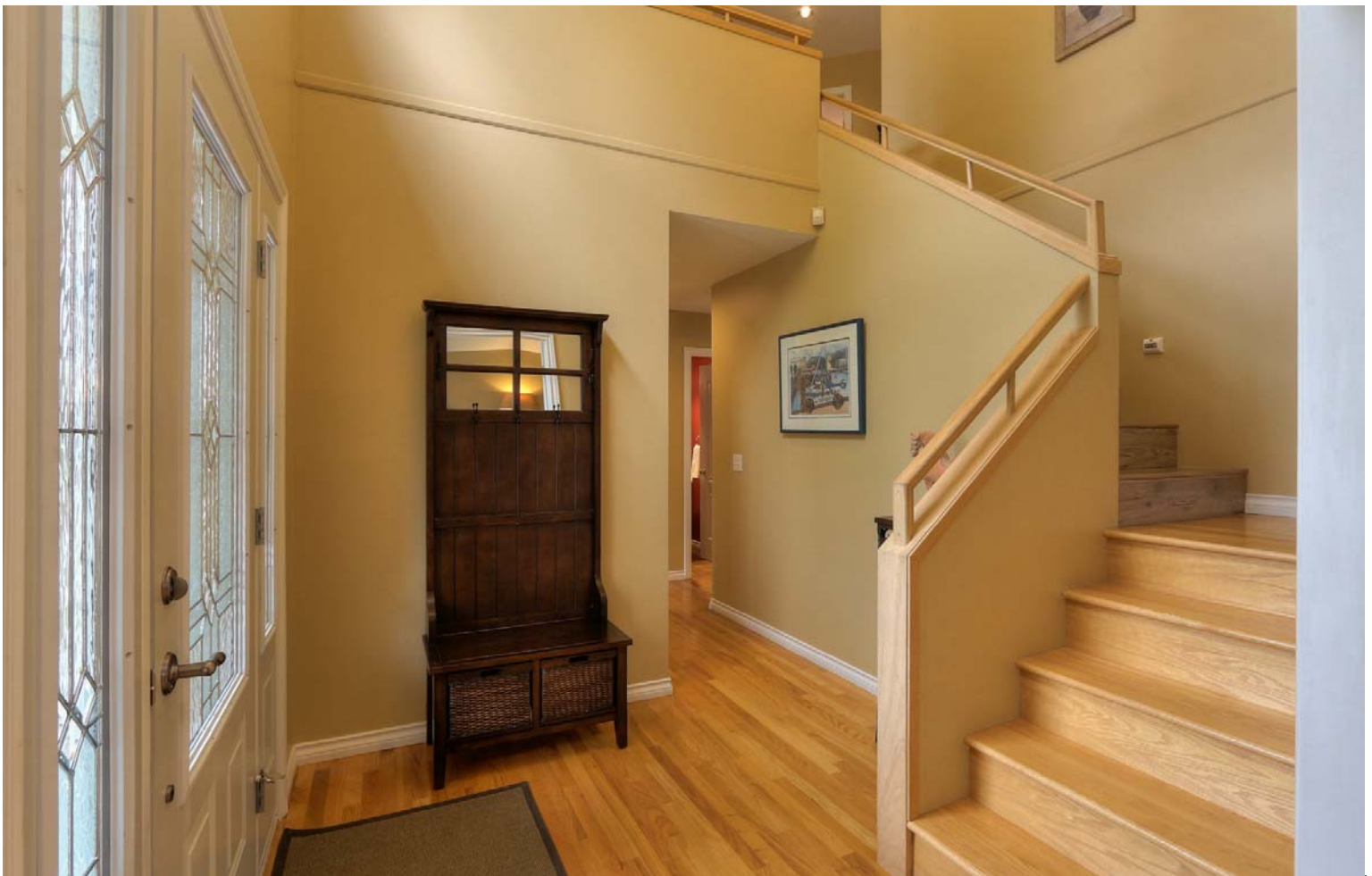
Detached single garage/workshop and 400 sq. ft. finished loft, perfect for visiting family or friends.

*Proudly Presenting*

4817 Parkridge Drive



JANE HOFFMAN  
GROUP



**Features at a Glance:**

Lot size: 0.4 acres  
 Age: 1990, Substantially Renovated in 2004  
 Finished Area: 2320 sq. ft.  
 Main: 1440 sq. ft.  
 Above Main: 880 sq. ft.  
 Bedrooms: 3  
 Bathrooms: 4, 3 full and 1 two-piece bathrooms  
 Garage: Attached double plus detached single garage/workshop  
 Exterior: Brick, Stucco  
 Roof: Asphalt/Fibreglass Shingles  
 Heating: Natural Gas, Forced Air  
 Cooling: Central Air  
 Fireplaces: 2 Gas  
 Water: Municipal  
 Sewer: Septic

**Inclusions:** Jade 4 burner gas range with gas oven, Kitchen Aid dishwasher, Fisher Paykel refrigerator with water dispenser, built in microwave LG Tromm front load washer/dryer

**Exclusions:** Bubble water fountain at front entry

**Room Sizes – Main Level**

Living Room: 15 x 15  
 Dining Room: 15 x 10  
 Kitchen: 14 x 13  
 Eating Nook:  
 Family Room: 16 x 14  
 Bathroom: 2-piece  
 Bathroom: full  
 Den/Office: 9 x 8  
 Laundry: 8 x 5  
 Foyer: 8 x 4  
 Deck: 35 x 26  
 Patio: 20 x 17  
 Second den/office: 17 x 5

**Room Sizes - Upper Level**

Loft Above Garage: 23 x 19  
 Master Bedroom: 15 x 13  
 Ensuite Bathroom: Full  
 Bedroom: 11 x 10  
 Bedroom: 10 x 9  
 Bathroom: Full

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

- Impressive street appeal in Crawford Estates, one of the best family neighbourhoods in Kelowna's Upper Mission
- Beautiful setting on .04acre enjoying the full back yard and pool area
- Rock landscaping walls with mature plantings surround the yard and pool area
- Dedicated children's playground at the rear of the yard
- Mature landscaping including a large brilliant red maple tree in the front yard
- Alan Block retaining walls both front and back yards. Lush vegetation, well chosen perennials, raised bed gardens
- Privacy enhanced with old growth evergreen trees
- Acrylic stucco, brick accents, asphalt shingle roof
- Concrete driveway with RV/boat parking
- 2 bay double garage with 2 overhead doors, extra height in the garage
- Heated 18 x 36 ft. salt water pool with electric retractable safety cover
- Hot tub presently is not functioning
- New furnace, furnace, air conditioner, hot water tank installed in 2015
- Humidifier
- New asphalt shingle roof 2004
- The floor plan of this home allow for an easy addition to the main floor living area, if desired
- Built in vacuum, security system

# Detailed Information

## Foyer

- Beveled glass front door with flanking side light windows
- Dramatic 2 storey foyer
- Wrought iron light fixture above the oak staircase with landing

## Living Room

- Double beveled glass French doors define this formal living space
- Gas fireplace with tile surround and custom mantel
- Bayed windows capture the western profile of the sun

## Dining Room

- Double opening to the living room
- French doors to the back yard and French doors to the kitchen
- Vaulted ceiling

## Kitchen

- New alder cabinets, quartz surface resembles granite, tumbled travertine back splash, under counter lighting, pantry unit cabinetry
- Pendant lighting over the island, 2 tone cabinet stain - the island is stained a darker tone to the surrounding cabinetry
- Telephone desk area
- Double sink to view the pool and serene back yard with its mature foliage

## Nook

- Bayed window with diffused window covering
- Sun splashed eating area with east exposure
- Elegant light fixture
- Open concept with the family room

## Family Room

- Cozy room with seamless integration to the back yard
- Double French doors to the pool and covered patio
- Gas fireplace with slate surround, raised hearth and custom mantel
- Hardwood floors, recessed lighting

## Den/office

- Presently used as an office but could be a main level bedroom if needed, closet

## Laundry

- Tile floor, cabinets, tiled back splash, laundry sink

## 2nd Office/Computer Room

- Tile floor, great private work space for a second office

## 2 piece Bathroom

- Main level, oak floor, pedestal sink

## 3 piece Bathroom

- Main level, walk in shower, electric heat, direct exterior access for the pool

## Upper Level

### Master Bedroom

- Laminate hardwood flooring
- Views of the pool and the captivating setting of the back yard and pool area
- Walk in closet
- 5 piece ensuite bathroom, tile floor, 2 sinks, tumbled travertine back splash, walk in shower, jetted tub with tile surround

### Bedroom

- Vaulted ceiling, curved window, panoramic view of the valley
- Open valley and mountains views with south western sun exposure
- Carpet, closet

### Bedroom

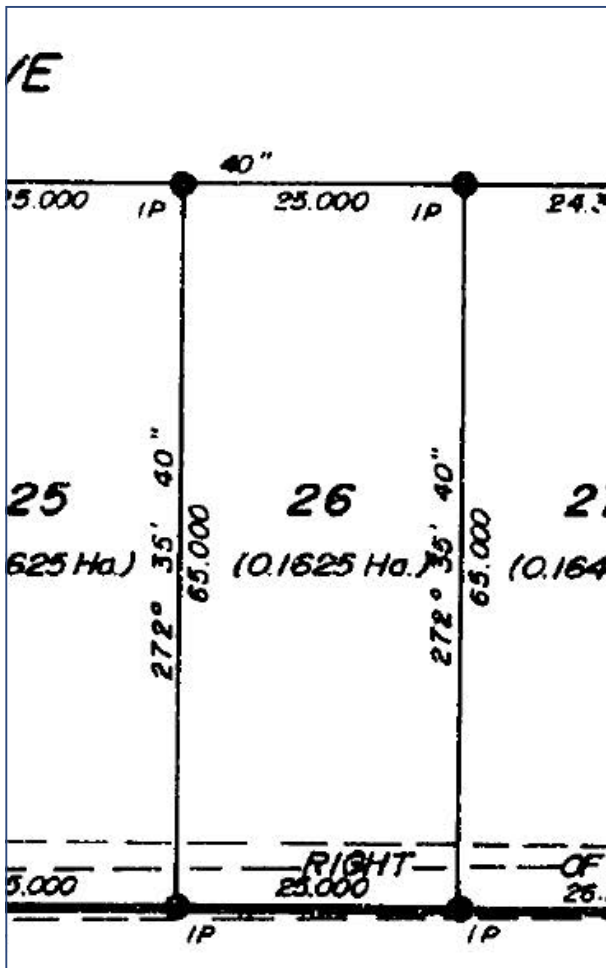
- Carpet, closet, small elegant chandelier

### Bathroom

- 4 piece upper level bathroom, tile floor, vessel sink, tub/shower combo

## Detached Garage/Workshop

- Single detached workshop built in 2004
- Over head door easily accessed from the easement
- Zoned for a 2 piece bathroom
- Loft with dormer windows, vaulted ceiling, carpet, recessed lighting
- Electric heat and wall mount air conditioner





Kristy Huber



Jane Hoffman

Telephone: 250-860-7500  
Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)  
Website: [janehoffman.com](http://janehoffman.com)

  
**JANE HOFFMAN**  
GROUP

