



Custom built home located in the award-winning Wilden neighbourhood!

Stunning 4 bedroom, 3 bathroom home boasts unobstructed 180 degree lake views, a saltwater pool, Carolyn Walsh designed kitchen, beautiful main level master bedroom with luxurious 5-piece ensuite and a spacious recreation room on the walk out lower level with areas for media & games.

Only minutes to Kelowna's downtown & waterfront, groceries, schools & shopping, and less than 20 minutes to the airport & UBC-O.

Triple Garage with lots of storage & work space.

Proudly Presenting

130 Sky Court



JANE HOFFMAN
GROUP



Features at a Glance

Lot size: 0.292 acres, 94.85 ft. x 127.2 ft.

Age: 2012

Finished Area: 3789

Main: 1897 sq. ft.

Below Main: 1892 sq. ft.

Bedrooms: 4

Bathrooms: 3 Full Bathrooms

Garage: Attached Triple Garage

Exterior: Stone, Stucco

Roof: Asphalt/Fiberglass Shingles

Heating: Geothermal Forced Air

Cooling: Geothermal, Central Air

Fireplaces: 2 Gas Fireplaces

Water: Municipal

Sewer: Connected

Inclusions:

Sony Bravia Flat Screen TV, Miele Dishwasher, Wolf Built-in Microwave, Wolf 6-burner plus Grill Gas Dual Fuel Range & Electric Double Oven, Sub-Zero Side-by-Side Fridge, LG Washing Machine & Dryer, Amana Stacking Washing Machine & Dryer, Window Coverings & Drapes

Room Sizes – Main Level

Foyer: 14'10 x 7

Great Room: 16'10 x 16'8

Dining Room: 12 x 10'5

Kitchen: 15'2 x 10'3

Computer Desk Area:

Pantry: 7'8 x 6'8

Bedroom: 11 x 11

Bathroom: Full

Master Bedroom: 13'2 x 17'6

Master Bedroom Patio: 13'6 x 7'6

Master Bedroom Walk-in Closet: 11'8 x 8'2

Ensuite Bathroom: Full 5-piece Bathroom

Laundry:

Covered Deck: 20 x 13

Room Sizes – Lower Level

Seasonal Storage: 12 x 6

Covered Patio: 20 x 13

Recreation Room: 31'6 x 16'8

Bedroom: 13'10 x 16'2

Bedroom: 13 x 16'10

Bathroom: Full

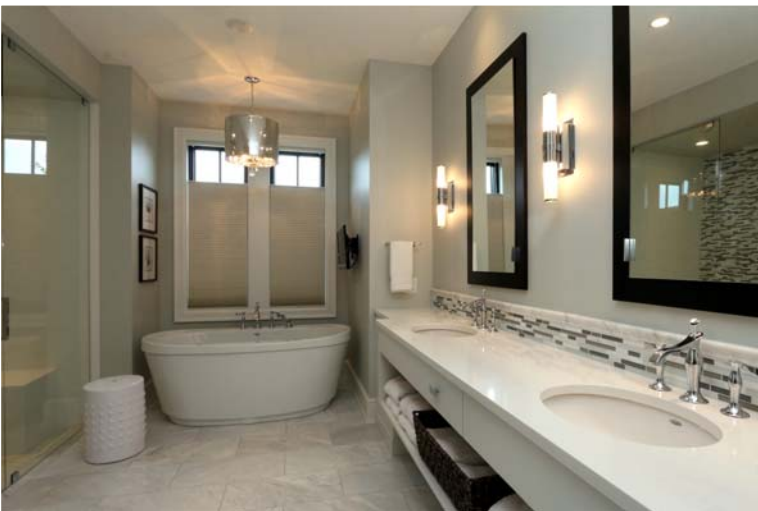
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.















Detailed Information

Exceptional Features

- Located in the award-winning Wilden neighbourhood, on a quiet cul-de-sac near other brand new homes
- Only minutes to Kelowna's downtown & waterfront, groceries, schools & shopping, and less than 20 minutes to the airport & UBC-O, this centrally located home is well positioned to take full advantage of the Okanagan Lifestyle
- Saltwater UV kidney-shaped pool with stamped concrete surround and summer/winter cover, timber privacy arbor
- Beautiful 180-degree unobstructed lake and city views from West Kelowna to Carrs Landing / Vernon
- Lovely landscaping, well-maintained yard
- Gable roof lines, stucco and stone exterior with cedar shake
- Triple garage (2 bay doors, one side tandem), exposed aggregate driveway and pathways
- Built by Fawdry Homes in 2015, W.R. Daniels design
- Quality craftsmanship, high-end finishes and impressive design have come together to make this house a true masterpiece
- Large covered entry with wrought iron & glass chandelier
- 8 ft. interior doors, detailed millwork throughout including wide baseboards & crown mouldings
- Complementary lighting within entire home
- Additional soundproofing between lower level bedrooms and recreation room
- Geothermal heating

Entry

- Over-height entry with wrought iron and linen chandelier
- Recessed lights, crown mouldings
- White-washed wide plank oak hardwood flooring
- Opens to Great Room, Dining and Kitchen
- Coat Closet in hallway

Great Room

- Bright and spacious room with recessed lights & wrought iron chandelier
- Linear gas fireplace with concealed TV compartment
- White-washed wide plank oak hardwood flooring
- Wood clad windows
- Sliding glass door with flanking and transom windows to lake view deck

Kitchen

- Carolyn Walsh designed kitchen, Phoenix built cabinetry
- Contrasting island kitchen with baker height workstation, Blanco composite granite double basin sink, reverse osmosis water tap, blown glass pendant lights above
- Caesarstone quartz counters
- Full-height Cabinetry with upper displays, under cabinet lighting
- Custom recycled glass inlay with tile backsplash
- Soft-close mechanisms, appliance caddy
- Walk-in pantry with pocket door entry, tile floor, upper & lower cabinets, open shelves, fridge area, under cabinet lighting, frosted glass/stainless steel ceiling lights

Dining

- Open to kitchen and desk area
- Picturesque lake view windows
- Jonathan Alder chandelier
- White-washed oak hardwood flooring

Desk Area

- Just off the Kitchen with built-in filing cabinet and upper glass cabinets
- Recessed lights, built-in speakers
- French door to uncovered patio

Upper Deck & Patio

- Covered Global surface finished deck transitions to uncovered exposed aggregate patio
- Frameless glass railing, stairs to pool below
- Wood-lined ceiling with built-in speakers and recessed lights
- Electric sun screens
- Gas barbecue hook up, water feature
- French door from uncovered patio inside to Desk Area

Mudroom

- Built-in bench with drawers for shoes, coat hooks & upper cabinets plus storage closet

Garage

- Triple garage with epoxy flooring
- Spacious with work and storage areas
- Attic access
- Exterior windows, man door to side yard
- Gladiator cabinets, storage racks, central vacuum

Detailed Information

Laundry Room

- Caesarstone quartz counter with subway tile backsplash
- Upper and lower Cabinetry
- Wash sink, custom drying racks
- Linen tile flooring, kick plate vacuum
- Built-in ironing board
- Upper windows, built-in speakers

Downstairs

- Open two-story stairwell with crown moldings, recessed lights and squared wrought iron chandelier
- White-washed oak hardwood stairs with solid wood banister
- Detailed partial wall on landing, front facing window above
- Squared wrought iron sconce lighting and recessed lights in lower hallway
- Storage closet and double door linen closet in hallway

Recreation Room

- Large sliding frosted double door with stainless steel hardware
- Open and spacious room with areas for billiards/games & media centre
- Marble stone tile surrounds linear flame gas fireplace
- Open shelving with puck lights for art
- White-washed oak hardwood flooring
- Surround sound, recessed lighting and wrought iron chandelier
- Picturesque lake view windows and sliding glass door to patio & pool deck

Storage / Flex Room

- Currently used as gym area
- Spacious with a concrete floor
- Electrical panel and media panel

Mechanical Room

- Two hot water tanks
- Furnace
- Geothermal heat (leased)
- Under stair storage

Bedrooms - 4

- Bedroom #1 on the main level is bright with lake view windows, white-washed oak hardwood flooring, custom closets with built-ins and linen ceiling light
- Spacious main level Master Bedroom enjoys beautiful lake views, white-washed oak hardwood flooring, crown mouldings, recessed lighting & built-in speakers, an elegant crystal & linen chandelier, massive walk-in closet with opening window custom organizers, white-washed oak hardwood floor, linen closet and luxurious 5-piece Master ensuite
- Lower level Bedroom # 3, currently utilized as office space, has a cork floor, recessed lights, media connection, large walk-in closet and French door to lower covered patio & pool deck
- Bedroom # 4 on the lower level is bright and beautiful with lake & pool views, has a bubble glass & linen chandelier, French door to pool deck, white-washed oak hardwood flooring, massive organized walk-in closet with frosted glass/polished chrome lights and pocket door to additional seasonal storage space

Bathrooms - 3

- 4-piece main level bathroom with heated Carrera marble tile floor, tub/shower combination, subway tile with Mosaic inset surround, Caesarstone quartz counter with mosaic tile backsplash, frosted glass/stainless steel wall lights
- 5-piece master bathroom with Caesarstone quartz counters, his & her sinks, built-in his & her medicine cabinets, heated Carrera marble floor, Maax soaker tub with double sloped edges, front facing windows, large walk-in illuminated frameless glass shower with built-in bench, subway tile with mosaic inlay surround, private toilet room, kick plate vacuum and automatic under cabinet lights
- 4-piece lower level bathroom enjoys heated Carrera marble floor with mosaic inlay, single sink set on Caesarstone quartz counter, frosted glass/stainless steel pendant lights, illuminated tub/shower combo with subway tile & mosaic inlay surround, kick plate vacuum and secondary laundry





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