Deluxe New Home!

Beautifully finished in a contemporary style with gleaming white kitchen cabinets and quartz counters, stainless steel kitchen appliances including gas range and Bosch dishwasher, hardwood floors in main living areas.

Entertaining areas open to a large, covered lake & city view decks on both levels perfect for summer bbq's.

Walking distance to the Kelowna Golf and Country Club and to 800 acres of walking/mountain biking heaven at Knox Mountain Park!

Quiet, private cul-de-sac at the end of the a street.

Proudly Presenting

1784 Broadview Avenue

JANE HOFFMAN
GROUP

Features at a Glance:
Lot size: 0.516 acres
Age: 2017
Finished Area: 3247 sq. ft.
Main Level: 1737 sq. ft.
Lower Level: 1510 sq. ft.
Bedrooms: 4
Bathrooms: 3 Full
Garage: Attached Double
Exterior: Brick, Cedar, Stucco
Roof: Asphalt/Fibreglass Shingles
Heating: Natural Gas Forced Air
Cooling: Central Air
Fireplace: 1 Gas Fireplace
Water: Municipal
Sewer: Connected

Inclusions: Samsung stainless refrigerator with ice/water dispenser, Samsung 5 burner gas range, Bosch dishwasher, Elica fan hood, Whirlpool front load washer/dryer

Room Sizes – Main Level
Kitchen: 12.6 x 11.6
Dining Room: 11.6 x 11.2
Great Room: 19.10 x 17.2
Master Bedroom: 14 x 13
Full Ensuite Bathroom: 12 x 9
Walk-In Closet
Bedroom: 11.8 x 10
Den/Office: 12 x 11
Bathroom: Full
Laundry Room:
Garage: 23.6 x 11.4

Room Sizes - Lower Level
Bedroom: 14.8 x 13.3
Bedroom: 13.2 x 11.4
Recreation Room:
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
- Brand new home located in the desirable Glenmore area of Kelowna, convenient downtown location
- Minutes to the Kelowna Golf & Country Club, schools, the downtown core and cultural district
- Walking distance to 800 acres of hiking, biking trails of Knox Mountain
- Quiet location at the end of a no-through street and adjacent to the north is a no-build green space area providing extra privacy
- Bright home flooded with natural light
- Interior reflects a neutral colour palette
- Panoramic views of the lake, mountains and city including the valley of North Glenmore
- Easy living walk out rancher, 2 bedrooms on the main level and 2 bedrooms in the lower level
- 2-5-10 homeowners warranty
- Upscale lighting package
- Exposed aggregate driveway
- Oversized double garage, 21 x 23 ft., niche with window that could be a work bench area or space for storage
- Acrylic stucco with stone detail and wood accents, asphalt roof
- Wood soffits over the front entry
- Roughed in vacuum
- Engineered hardwood floor

Foyer
- Front door with side light window
- Guest coat closet
- Modern light fixture complements the fixture in the dining room

Office
- Conveniently located off the foyer
- Wide plank engineered hardwood floor
- Window bench, overlooking the natural green space

Great Room
- Open concept design with the kitchen and dining area
- Expansive views of the lake, city and mountains
- Double sliding glass doors to the covered deck, frameless glass railing
- ……..ceiling height, recessed lighting
- Lineal gas fireplace, TV outlet above the fireplace

Dining Room
- Stunning view of the lake and city from the corner window
- Contemporary light fixture
- Recessed niche for dining room hutch

Kitchen
- Island kitchen with double sink , seating for 4 at the island, cabinets in the island for extra storage, quartz surface counter, under counter lighting
- Modern style glass pendant light fixtures over the island
- Stunning white lacquered cabinets with the upper units extending to the ceiling, upper display units with frosted glass, soft close drawers and cabinet doors, under counter lighting, white tile back splash, microwave shelf
- Walk in pantry with frosted glass door, open shelving

Laundry
- Cabinets with sink, quartz surface counter, upper unit cabinets
- Closet

Master Bedroom
- Lake, mountain views and sparkling city lights
- Spacious room with French door to the deck
- Walk in closet plus a linen closet
- Ceiling fan, recessed lights
- Carpet

5-Piece Ensuite Bathroom
- Heated tile floor, full soaker tub with hand shower
- Walk in tiled shower with bench, vertical inset mosaic tile accent, rain and wand shower heads
- 2 sinks, soft close drawers, quartz counters

Main Level Guest Bedroom
- Carpet, closet, views to the east with a view of the bluff of Dilworth Mountain

4-Piece Bathroom
- Tile floor, tub/shower combo with tile surround
- 2 sinks, quartz surface counter
- East facing window brings in cheerful morning sunshine

Detailed Information

Lower walk out Level

- Carpeted staircase with landing to the lower living level

Bedroom

- Spacious room, closet, carpet

Bedroom

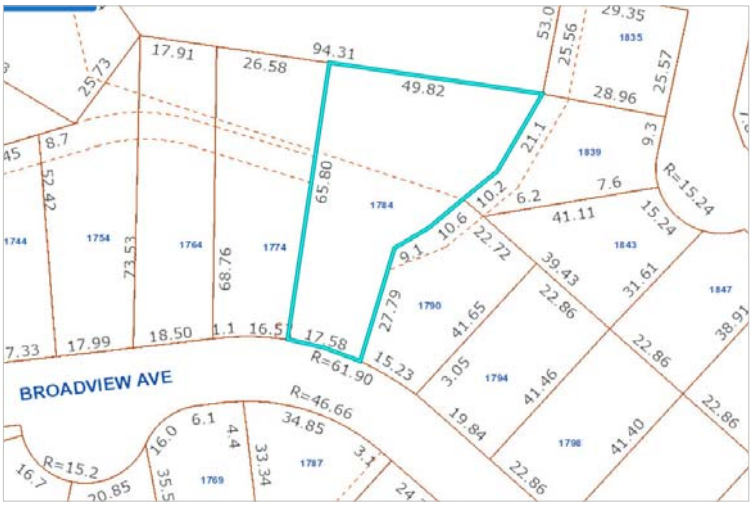
- Spacious room with view of the lake
- Carpet, closet

4-Piece Bathroom

- Tile floor, tub/shower combo

Family Room/Recreational Room

- Generous sized room allows for family room and games area
- City and lake view
- Double sliding glass doors to the rear of the home



Greg Dusik **Jane Hoffman**

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com

JANE HOFFMAN GROUP

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