



The Beach House in Lower Mission!

Resort-style living across the street from Okanagan Lake and family-friendly Rotary Beach.

Spacious end-unit town home features over 2300 sq. ft, 2.5 baths. Generous sized 250 sq. ft. covered patio and park-like back yard enhances with ease the indoor/outdoor living lifestyle.

Heated pool and beautifully landscaped grounds.

A rare bonus is the 6' basement with 1000 sq. ft. of storage and steps leading down.

Double garage plus 2 extra parking outside.

Proudly Presenting

#4 - 607 Barrera Road



JANE HOFFMAN
GROUP



Features at a Glance:

Age: 1991
Finished Area: 2325 sq. ft.
Main Level: 1020 sq. ft.
Upper Level: 1305 sq. ft.
Unfinished Storage Basement: 1000 sq. ft.
Garage: Attached Double
Bedrooms: 3
Bathrooms: 3, 2 full and 1 two-piece bathrooms
Exterior: Stucco
Roof: Tile
Heating: Natural gas forced air
Cooling: Central Air
Fireplaces: 2 gas fireplaces
Water: Municipal
Sewer: Connected
Strata Fee: \$370.00
Age Restriction: 45 plus
Rentals: No rentals
Pets: Small indoor pets only under 14 inches, no outdoor pets on common property

Inclusions: Thermador convection oven, microwave, warming drawer, 4 burner gas cooktop, Maytag dishwasher, LG stainless refrigerator with filtered water/ice dispenser, Tromm washer/LG dryer
Front patio furniture, table, 6 chairs, patio heater

Exclusions: Sonos detached speakers

Room Sizes - Main Level

Living Room: 11 x 14
Dining Room: 11 x 12'6
Kitchen: 13 x 14
Family Room: 13 x 13
Bathroom: 2-piece
Laundry:
Foyer: 7 x 6

Room Sizes – Upper Level

Master Bedroom: 11 x 17
Master Bedroom Sitting Room: 10 x 10'6
Full Ensuite Bathroom: 8 x 16
Bedroom: 10 x 15
Bedroom: 10 x 15
Bathroom: Full

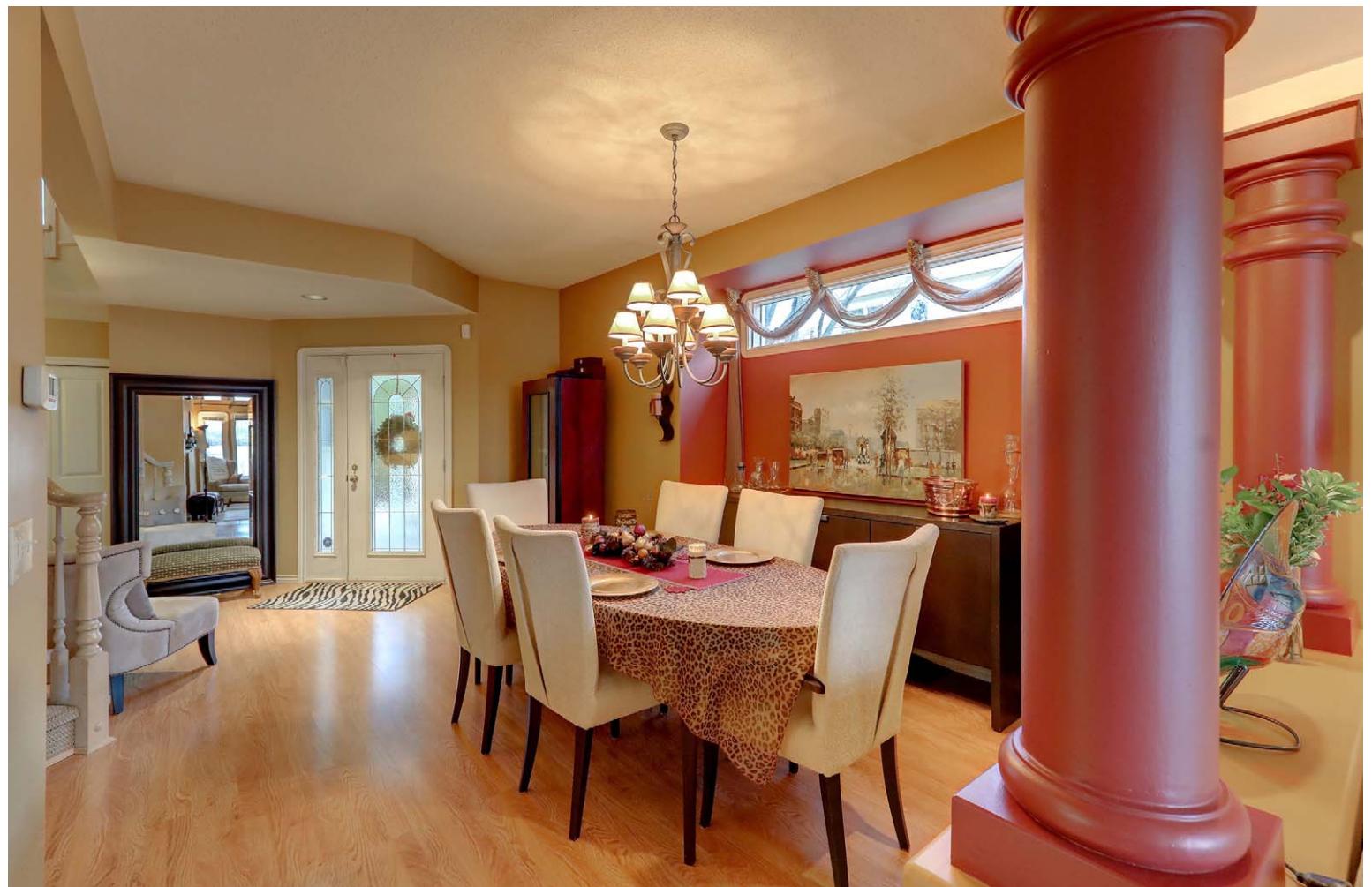
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

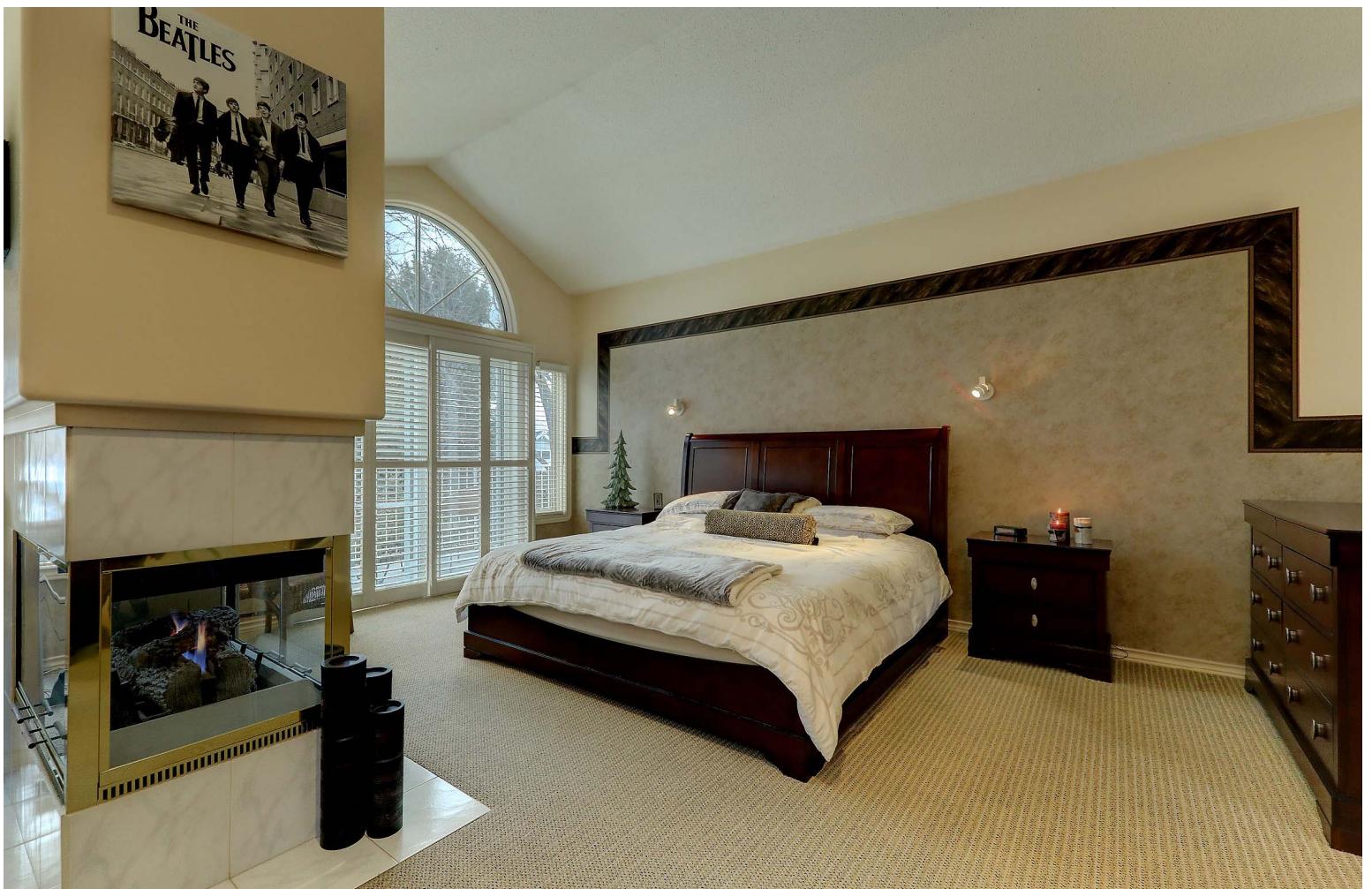














Detailed Information

Exceptional Features of The Beach House

- Exclusivity and privacy highlight this rare offering of an end-unit town home in one of Kelowna's most beautiful Lower Mission properties.
- You'll love the indoor-outdoor lifestyle of 607 Barrera Road. The expansive parklike backyard is shared by just four homeowners. Your 250 sq. ft. covered patio features LED mood lighting and gas BBQ hookup. It looks out onto the most private part of the property, but is still only a short stroll to the 20x40' heated swimming pool. This home also features a front courtyard dining area and lake view balcony off the master suite.
- The private side-door main entrance leads you into the main floor where you find the living room, family/TV room, dining room, kitchen, laundry and powder room. Heated tile floors in living room and family/TV room add warmth and comfort to the home. While the living room and master suite each feature a three-sided gas fireplace.
- The spacious, open kitchen is highlighted by the 3-piece Thermador built in oven/warming draw and microwave oven, granite sink, gas cooktop and extensive cabinets, granite sit up bar. Just steps to the private patio, the open kitchen is great for entertaining.
- Upstairs, there are two generous- sized bedrooms with large windows with wooden shutters, and the huge master suite features a separate sitting area, large walk in closet, and oversized ensuite with built in tub, separate shower, and make-up vanity.
- This exceptional three bedroom, 2.5 bath home also offers a private two-car garage with space for work bench, addition fridge and equipment storage. There are two more parking spaces in the private driveway.
- A rare bonus-find in town homes, 607 Barrera Road offers 1000+ sq. ft. of storage space with a 6'ceiling - easily accessible from the garage and rear entry hallway.
- A classic villa-style exterior, the home has maintenance-free stucco, clay tile roof, and is self-managed - keeping the strata fees low.

Location

- At 607 Barrera, you're living across the street from family-friendly Rotary Beach, a short walk to Mission Park Shopping Centre with 3 grocery stores, 2 liquor stores, Banks and retail shopping. You're also walking distance to two lake front resorts: historic Hotel Eldorado and Manteo Resort - both with marinas and boat launch - and a short stroll to the Mission Park Green way walking/cycling trail system along tree-lined Mission Creek

Foyer

- Front entry door with leaded glass and one side light window
- Phantom screen

Dining Room

- Open concept with the living room, defined with columns
- Recessed niche for dining room hutch with windows above
- Laminate hardwood floor

Living Room

- South east facing exposure
- 3 sided gas fireplace with tile surround shared with the family room

Family Room

- 3 sided gas fireplace with built in entertainment centre cabinetry
- Open concept design with the kitchen
- French door with Phantom screen to the generous sized covered patio

Kitchen

- Light oak wood panelled cabinets, tile back splash, under counter lighting pantry units, 4 person raised eating bar with granite counter and pendant lighting above
- Recessed lighting
- Reverse osmosis system included and hooked up to the refrigerator
- Composite granite sink with tray drainage for dishes

Laundry

- Main level

Detailed Information

Upper Level

- Carpeted stairs, wood spindles with wood banister, sconce lighting

Mezzanine

- 3 east facing windows floods the area with natural light
- Ceiling fan, vaulted ceiling

2 Bedrooms

- Spacious rooms, each with vaulted ceilings, custom wood blinds, carpet, closet

Master Bedroom

- Amazing master suite with sitting area and corner windows
- South east exposure
- Sliding glass door to deck and view of the lake

- Enjoy the serenity of the park-like back yard surrounded in deciduous trees ever-changing in the spring and fall seasons
- 3 way gas fireplace with tile surround
- Walk in closet with mirrored closet doors

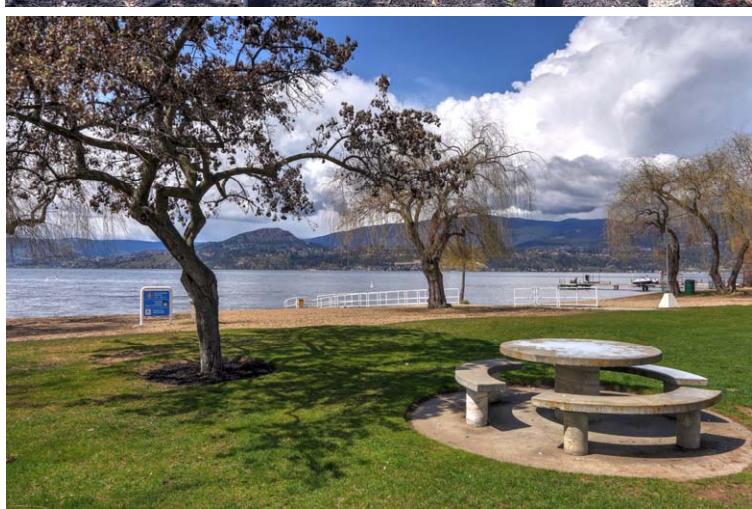
Luxurious Master Ensuite Bathroom

- Skylight, soaker tub with tile surround, walk in shower with rain shower head, glass vessel sink, make up vanity, glass back splash

Bathrooms

- 4 piece master bedroom ensuite bathroom
- 3 piece main bathroom, 2nd level, walk in shower, linen closet
- 2 piece powder room, main level, glass vessel sink, decorator faucet, glass tile back splash





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