



Luxurious Penthouse - Sensational Views!

One of the tallest residential buildings in downtown Kelowna, The “Centurian” commands attention and this penthouse takes full advantage of the 300 degree views of the sparkling lake and city lights.

Short stroll to downtown restaurants, galleries, museums, Lake Okanagan and its soft sandy beaches. 4011 sq. ft. of luxurious living with 3 bedrooms and 4 baths.

Generous sized balconies to entertain guests and enjoy the view.

Proudly Presenting

1701 - 1160 Bernard Avenue



JANE HOFFMAN
GROUP

Features at a Glance:

Age: 2008

Finished Area: 4011 sq. ft.

Bedrooms: 3

Bathrooms: 4 full

Garage: 4 underground parking stalls

Exterior: Brick

Heating: Natural Gas Forced Air, Heat Pump

Cooling: Central Air Conditioning

Fireplaces: 2 Gas Fireplaces

Strata Fee: \$ 962.31

Water: Municipal

Sewer: Connected

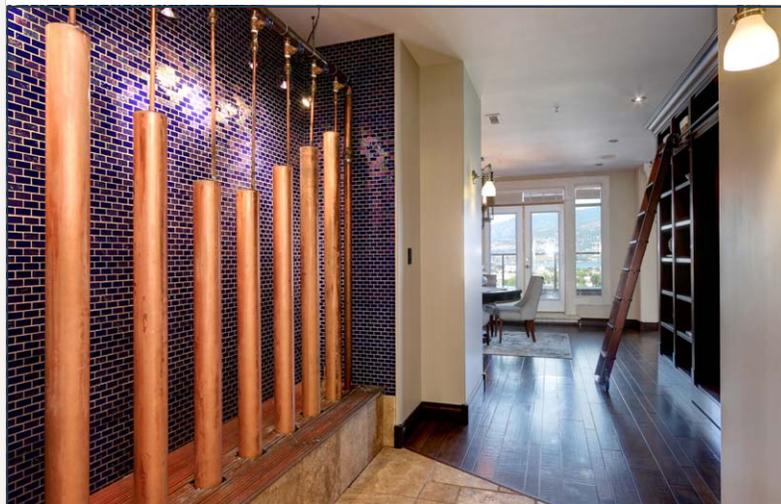
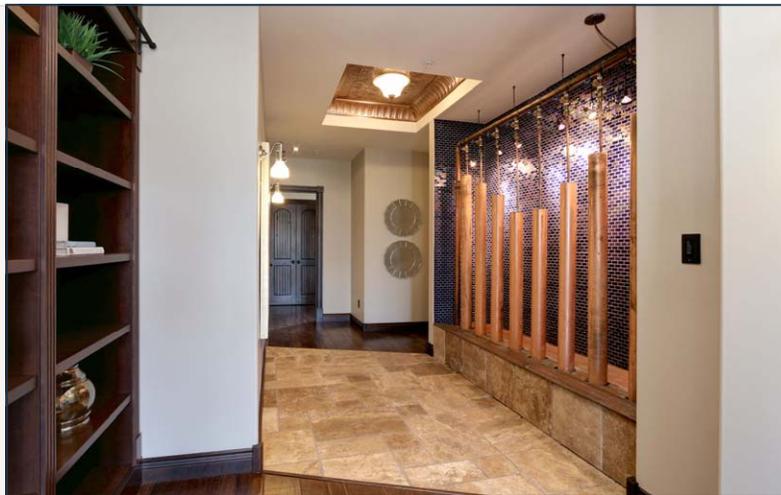
Inclusions:

- Custom one way mirror frame
- Theatre room Bose Home Theatre System
- Master bedroom TV wall mount
- Security system including, cameras, TV monitor
- Sensors, water sensors and DVR in rack, entry/ access fobs, rack of Bose speaker distributed audio system, 2 apple ipad controllers/charging stations, bedroom 2 and bedroom 3; tv hook ups/wiring harness/Savan control remotes
- 3 ipad docks (bedroom 2, kitchen and master bedroom)
- Apple wireless router in rack for private wireless networking, Sirius XM radio tuner in rack
- All window blinds/coverings, all appliances including custom fridge, two custom wine fridges, two dishwashers, cooktop/custom range, two ovens, microwave oven and washer/dryer
- Water filtration system for wet wall and safe 5
- TV's; Kitchen, living room, living room entertainment room, master bedroom, ensuite, 2 apple TV in rack
- 4 fireplaces

Please note that Built in coffee maker is not operational at this time

Items not included:

- Shaw boxes, Shaw internet modem and Shaw phone modem



Room Sizes

Living Room: 25' x 27'

Dining Room: 21' x 16'

Kitchen: 20' x 19'

Media Room: 22' x 17'

Laundry: 14' x 7'6"

Two-Piece Bathroom: 7' x 5'8"

Master Bedroom: 14' x 21'

Walk-in Closet: 9' x 9'

Walk-in Closet: 10' x 10'

Ensuite Bathroom - Full: 25' x 15'

Bedroom: 17' x 11'8"

Bathroom - Full: 9' x 7'6"

Bedroom: 17' x 16'

Ensuite Bathroom - Full: 10' x 5'6"

East Deck: 33' x 4'

North Deck: 40' x 11'

West Deck: 15' x 7'

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

- One of the tallest residential buildings in downtown Kelowna, The “Centurian” commands attention and this penthouse takes full advantage of the 300 degree views of the sparkling lake and city lights
- Generous sized outdoor balconies to enjoy the view and entertain, gas hook up
- Amenities include a roof top pool and a hot tub that is open year round as well as hot and dry saunas, a gym and conference room
- Short stroll to downtown restaurants, galleries, museums, Lake Okanagan and its soft sandy beaches
- Windows and doors are trimmed with timeless creamy white limestone adding a classic element to the interior design
- Brazilian walnut interior doors
- Effortless luxury is showcased by the tray ceilings lined in copper in the wide hallway, living room and all bedrooms
- Italian style faux finishing in ivory on walls complements the use of copper and limestone
- Far from ordinary the expansive hallway leads pass a custom floor to ceiling book shelf with a rolling ladder to easily access any upper shelf
- Flooring transitions to tile in the wide hallway in front of the lighted, copper water feature backed by deep blue Mosaic tile, adding a pleasing sound that can be heard throughout the home
- Hardwood and tile flooring throughout
- 4 fireplaces
- 4 parking stalls, rentals and pets with restrictions

Foyer

- A beautiful expansive solid wood door opens up into a masterfully created executive kitchen
- Exceptionally spacious foyer closet complete with organizer; 2nd matching storage closet

Kitchen

- This kitchen has a large island and lots of counter space topped with golden beech beveled edge granite complementing the rich maple cabinetry, island easily seats 4-5 people
- Dacor Espresso machine custom designed into the kitchen cabinetry, not operational at this time
- This penthouse radiates luxury with its open concept kitchen; one of the first eye catching features is the Napoleon countertop fireplace enveloped in glossy copper

- Medium toned wide plank hardwood floors tie in with the richness of the cabinetry and the fashionably classic white walls
- Custom built cabinetry adorned with decorative hardware; pull outs provide easy access to contents
- Garbage and recycling organizers make clean up a breeze
- Inset pot lights throughout the ceiling plus under cabinet lighting

Dining Room

- Perfect wrought iron light fixture with modern Edison bulbs set the mood for an exceptional dining experience
- Double glass doors extend dining to lakeview balcony

Living Room

- The rich warmth of the copper tile ceiling carries over the copper accent from the fire feature in the kitchen
- Luxurious limestone surrounds the gas fireplace keeping clean lines and a soft colour palette allowing the room to speak for itself
- Floor to ceiling windows on either side of the fireplace offer breath taking city views
- Large beautiful and naturally illuminated space is ideal for entertaining
- Inset above fireplace is perfectly positioned to place your flat screen

Media Room

- French doors lead the way to a movie goer’s paradise
- Built in media center with wet bar and Sub -Zero Fridge are surrounded by cabinetry that provide space for all your snacks, games and movies.

Balcony – Access from Media Room

- A secondary set of French doors to bring in a cool breeze and take you to the largest of the 3 balconies
- Once outside the views of the lake, city and surrounding mountains are awe inspiring
- A great space to host dinner parties and get togethers or simply relax and sit by the exterior gas fireplace framed in brick
- Concrete floors and exterior brick keep the exterior timeless

Detailed Information

Master Bedroom

- Enter the master bedroom through a 10 ft. curved maple door; immediately the rich copper takes your eyes to the ceiling and follows through to the surrounding mountain and city views
- All-embracing; the features in the master bedroom perfectly balance each other out with the deep palette of the ceiling and floors and the expansive windows bringing in ample light
- The rich floors complement the illuminated copper ceiling
- Balcony door is thoughtfully set off to the side of the room as to not obscure the views
- East facing windows welcome in the morning sun

Master Closet - Walk In

- His and hers walk in closets with separate entrances
- Built in organizers with hanging racks, drawers and an armoire

5-Piece Master Ensuite Bathroom

- Spa inspired does not even begin to describe the luxurious elements of this space
- Capacious layout; provides room for a vanity and lounge chair, media hook-up
- Stunning free standing polished steel and copper bath tub with a view to match has room for two
- Gorgeous glass and steel orb chandelier floats above the bath
- Frameless glass, tiled walk-in steam shower with his and her shower heads, complete with bench seating
- Black Onyx granite with beveled edge counter, 2 under mount sinks with floating faucets; separated by medicine cabinet
- Large size heated travertine tile floor
- Two-way gas fireplace enjoyed from the bath or shower
- Privacy toilet

Bedroom #2

- Access to the 3rd balcony provide views of the beautiful vistas
- Window and door bring in warm natural sunlight
- Tray ceiling lined with copper

Laundry

- Upper and lower cabinetry for linens, stainless steel countertop
- Extra storage space
- Mechanical and sound components can all be found behind glass cabinet door

3-Piece Bathroom

- Granite countertops top ample cabinetry for all necessities
- Wonderfully illuminated vanity provides flawless lighting
- Seamless glass shower is double in size
- Creamy toned tile flooring

Bedroom #3

- Could effortlessly be used as a second master bedroom
- 3 large windows that stretch almost floor to ceiling capture views of mountains and golf course
- Clean lines and wide plank hardwood flooring capture the spaciousness of the room
- Tray ceiling lined with copper
- Positioned in the corner of the penthouse; enjoy views of the lake and valley

4-Piece Ensuite Bathroom

- Creamy toned tile flooring with tub shower combination
- Vessel sink rests on granite counter with lower cabinetry





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