



Luxury custom home built in 2005. Rancher walk-out in pristine condition. Beautifully appointed throughout.

Prime central Kelowna Dilworth Mountain location with spectacular lake, city, bridge and mountain views!

Welcoming entry with soaring 11 ft. ceilings.

Open-concept floor plan with engineered maple hardwood flooring.

Chef's designer kitchen. Large granite island.

Spacious walk-out lower level with Sports Bar.

Large covered deck up and covered patio down.

Low maintenance exterior. Stamped concrete drive with ample parking.

Proudly Presenting

616 Denali Drive



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 0.17 acres, 57.22 ft. x 123.35 ft.

Age: 2005

Finished Area: 2925 sq. ft.

Main: 1804 sq. ft.

Below Main: 1121 sq. ft.

Bedrooms: 4

Bathrooms: 3, 2 full and 1 two-piece bathrooms

Garage: Attached Double

Exterior: Hardie Board, Stone

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas Forced Air

Cooling: Central Air

Fireplaces: 2 Gas Fireplaces

Water: Municipal

Sewer: Connected

Inclusions: Electrolux 6 burner gas stove, Electrolux electric built-in wall oven, Electrolux side-by-side refrigerator, Maytag dishwasher, Panasonic built-in microwave, Bar fridge, Frigidaire washer/dryer

Room Sizes – Main Level

Foyer: 8 x 13

Great Room: 17'8 x 16'1

Dining Room: 12 x 11'6

Kitchen: 10 x 19

Laundry: 9 x 7'2

Master Bedroom: 13 x 16'6

Full Ensuite Bathroom: 15 x 9'10

Walk -in closet: 7'2 x 12'6

2-piece Bathroom: 12 x 6'8

Den / Office: 11 x 12

Deck: 22'6 x 12'6

Double garage: 23 x 20'6

Room Sizes – Lower Level

Recreation Room: 27'3 x 16'1

Bedroom: 12 x 19'3

Bedroom: 13 x 11

Bedroom: 13 x 12

Utility: 9'8 x 15

Bar/Flex area: 9 x 12

Full Bathroom: 5'4 x 10'2

Storage: 7 x 6

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

- Spectacular lake, valley and city views from this immaculately maintained custom walk-out rancher
- Over 2900 square feet of luxury living including 4 bedrooms and 3 bathrooms
- Welcoming entry with soaring 11' ceiling gives you a sense of the detail and quality found throughout this spacious open concept plan
- Engineered maple hardwood floors
- Impressive floor to ceiling gas stone fireplace anchoring the living room
- Beautiful millwork, brushed bronze hardware and Silhouette style window coverings throughout
- Gourmet kitchen featuring all stainless-steel appliances
- Stucco and stone exterior with stamped concrete driveway
- Finished double garage with individual doors
- Beautiful mature landscaping in front yard, low maintenance rear yard
- Advanced Reverse Osmosis water treatment system, security system
- Two covered patios to take in the incredible views and south western exposure
- Central location only minutes to the waterfront, golf courses, shopping, entertainment and dining!

Entrance

- Lovely front door with glass side panels and decorative glass insert
- Maple hardwood floor with tile in lay
- Frosted glass/wrought iron chandelier
- Illuminated art niche
- Organized front coat closet

Office/Study

- Double French glass doors directly off the entrance
- Carpeted with views to the front garden

Living Room

- Warm inviting space with carpet inlay
- Gorgeous gas fireplace anchoring the room
- Fireplace features stone surround and hearth, wood mantle, shelving and illuminated displays above
- Outstanding lake and valley views from enormous picture windows with transoms above
- Open concept living and entertaining

Kitchen

- Chef's designer kitchen with beautiful dual toned cabinetry by Phoenix Kitchenworks
- Ornately crafted granite island features a double basin sink, 4 seat breakfast bar, lower drawer storage and a frosted glass/wrought iron chandelier
- Upper and lower custom wood cabinets featuring a charming illuminated display cabinet with spice drawers
- Gorgeous ornamental hood fan
- Ceramic tile counter top and slate tile backsplash with mosaic inlay featured above stove
- Organized corner pantry
- Maple hardwood, kick plate vacuum

Dining Nook

- Open to kitchen and living room with comfortable seating for 6 or plenty of room to expand for entertaining
- Access to covered Duradeck patio with frameless glass railing
- Natural gas BBQ hook up
- Breathtaking view of the lake, city and valley enjoying a south west exposure

Laundry Room

- Conveniently located near master bedroom
- Upper and lower cabinets, folding counter
- Organized coat closet
- Tile flooring
- Access to garage

Garage

- Double bay with single doors, fully finished
- Central Vacuum, Hot/cold water taps, Irrigation

Lower level

- Plush carpeted stairs with wood banister and wrought iron spindles
- Frosted glass/wrought iron pendant chandelier
- Large window illuminating stairwell with natural light

Recreation Room

- Fantastic room for entertaining complete with Sports Bar and games area
- Very bright and spacious with its own gas fireplace and berber carpet
- Sports Bar includes ceramic tile flooring, upper and lower custom wood cabinets, 4 seat raised counter, single stainless steel bar sink, bar fridge, tile back splash and wine shelf

Storage Room

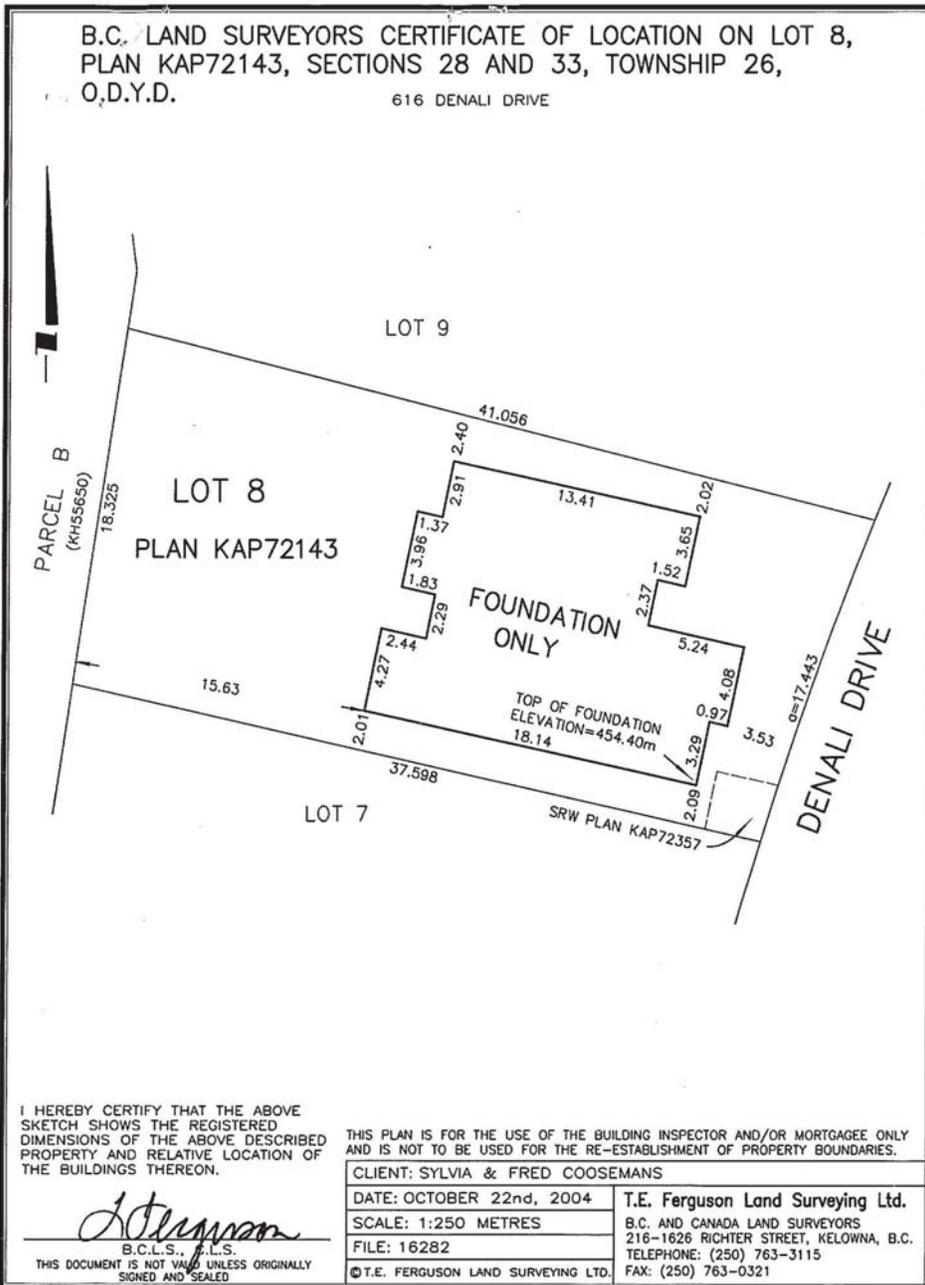
- Sizeable storage, drywall, linoleum floor

Bedrooms - 4

- Spacious main floor master suite is positioned with optimal lake and city views, has double French doors, plush carpet, overhead ceiling fan and boasts a luxurious master ensuite
- Generously sized 2nd bedroom on the lower level has ample size storage closet, carpet and window facing the side yard
- Bedroom 3 & 4 as well on the lower level enjoy large windows, one with a fantastic view of the valley and lake, carpet and organized closets

Bathrooms - 3

- Luxurious master ensuite features a soaker tub finished with limestone tile and trim, walk-in seamless shower with glass insert feature, heated tile floors, 8' vanity with limestone tile finish, motion sensor indirect lighting and spacious walk-in closet.
- 2-piece powder room on the main level has maple hardwood flooring, single sink vanity with tile counter top and frosted glass/wrought iron wall sconce lighting
- 4-piece lower level bathroom is conveniently located between two lower bedrooms and enjoys tile flooring, tub/shower combination with full tile surround and window above allowing natural light, single sink vanity with complimentary tile counter





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