



### *Waterfront Townhome on Level Lakeshore!*

Direct access from the patio to the lake, beach and dock. Boat slip with lift on the south dock.

The main floor features an open design combining great room, dining and kitchen with these areas enjoying the incredible lake view. 3 bedrooms and 3 bathrooms.

Master bedroom on upper level with lakeview balcony.

Location is superb! Mission Hill winery with incredible outdoor concerts, golf courses, award winning wineries and all the shops of West Kelowna.

*Proudly Presenting*

#1108 - 4016 Pritchard Drive



JANE HOFFMAN  
GROUP



### Features at a Glance:

Age: 2008

Finished Area: 1667 sq. ft.

Main Level: 823 sq. ft.

Upper Level: 844 sq. ft.

Bedroom: 3

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

Parking: 1 underground parking stall #33

Boat Slip: B27 on the South Dock

Exterior: Stucco

Roof: Tile

Heating: Geothermal

Cooling: Geothermal

Strata Fee: \$ 880.70

Water: Municipal

Sewer: Connected

**Inclusions:** KitchenAid refrigerator,  
KitchenAid microwave, KitchenAid 4 burner  
gas stove, KitchenAid dishwasher, LG washer  
and dryer

### Room Sizes - Main Level

Living Room: 18 x 15

Kitchen: 16 x 15

Bathroom: 2-piece

Den/Bedroom:

### Room Sizes - Upper Level

Loft/Bedroom: 12 x 10

Master Bedroom: 18 x 10

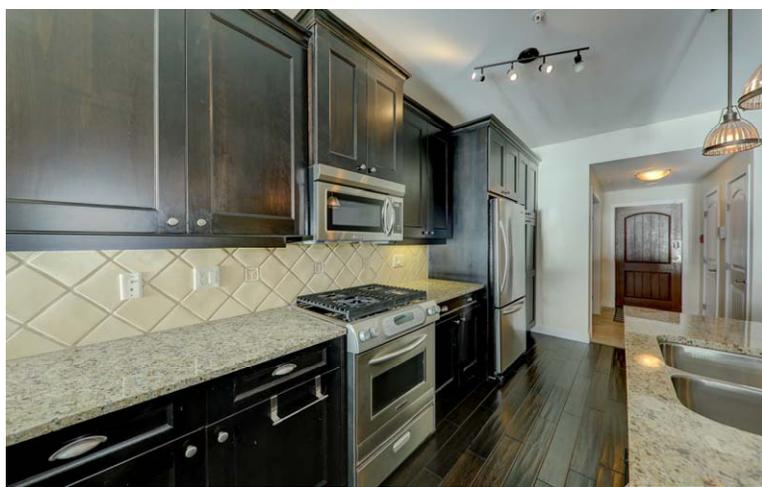
Full Ensuite Bathroom: 10 x 8

Bedroom: 12 x 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

- “Barona Beach” A master planned complex designed for pure relaxation and family fun
- Situated on the shores of Okanagan lake, this home is in the best location, mere steps to sandy beach
- Complex offers 600 ft. of water frontage, secure parking, boutique, pool, hot tub, wharf system, exercise gym
- Main living spaces feature hardwood flooring
- Stamped concrete patio is partially covered and gives direct access to the lakeside
- Patio complete with gas hook up for barbecue
- Boat Slip B27 on South Dock with boat lift, conveniently located parking stall number #33
- Situated in West Kelowna with award winning wineries, Mission Hill Amphitheatre, golf, dining and shopping nearby
- 10 minute drive to Kelowna and the cultural district

## Foyer

- Tiled front entry
- Deep coat and shoe closet in main entrance
- Immediate lake view on entry with Okanagan Mountain Park in the background

## Bathroom

- 2-piece bathroom on main level
- Pedestal sink

## Office/Den

- Double glass doors off the main entrance access the homes office
- Could be utilized as a bedroom with no closet

## Kitchen

- Open concept kitchen, dining and living room
- Coffee stained cabinetry with brushed steel hardware
- Wall pantry cabinet with deep interior shelving for larger items
- Granite counter plus the centre island has a single slab with no seam
- Centre island seats 3 people
- Wrought iron and glass lantern styled lighting with Edison bulbs over island
- Track lighting for a brighter work selection
- Under counter lighting illuminates the tiled backsplash
- Adjacent to the kitchen, a convenient walk in closet currently utilized for life jackets and storage

## Dining Room

- Flanking the kitchen is the dining area
- Defined by a stunning nautical rope, wrought iron chandelier

## Great Room

- Big picture window frames the incredible view and provides sunshine from morning to early evening
- Glass door access to lakeside patio

## Upper Level

### Loft

- This spacious loft is currently used as a bedroom

## Master Bedroom

- Positioned perfectly on the lakeside of the home
- Expansive lake and mountain views
- Wake up to sunshine and lake be inspired to enjoy the day
- Glass door access to a two person seating balcony
- Walk in closet with built in organizers
- Carpeted

## Ensuite Bathroom

- Private bathroom complete with soaker tub, inset sink and shower
- Granite counters, tile flooring with subway tile around tub and shower walls

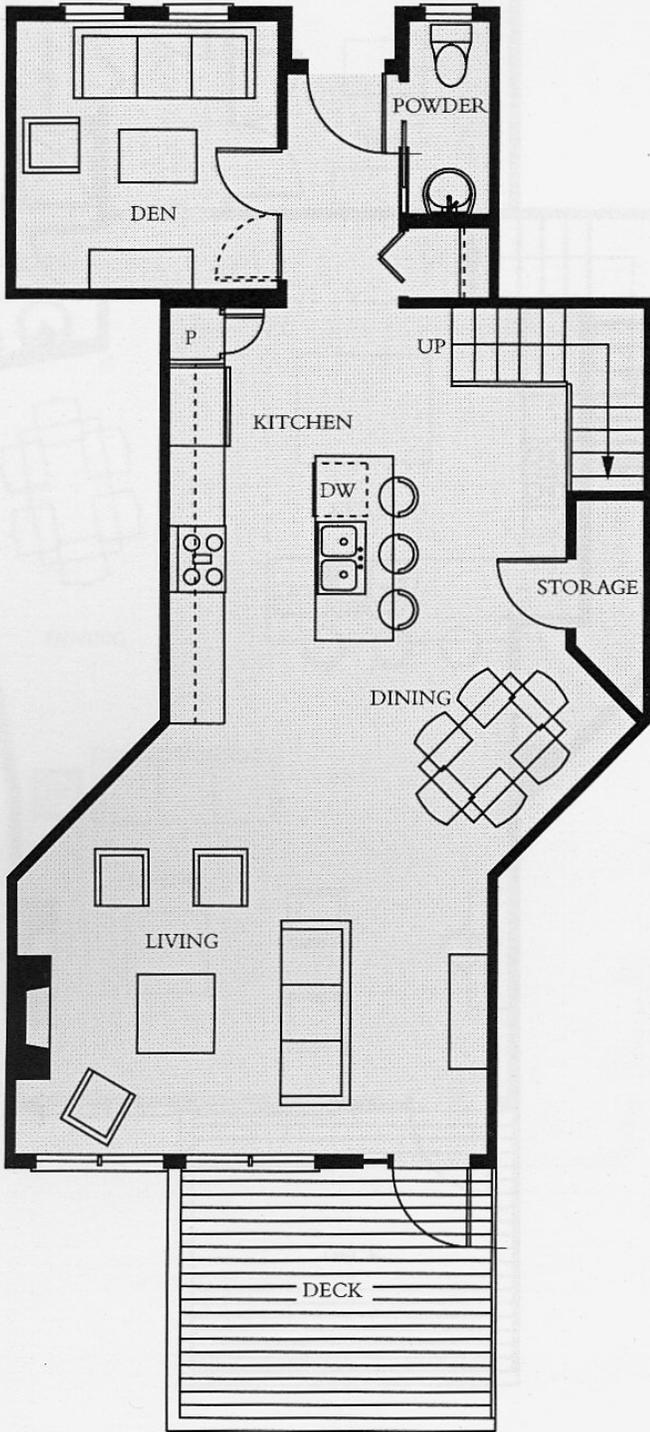
## 4-Piece Bathroom

- Tub shower combination finished in tile to the ceiling, tile flooring

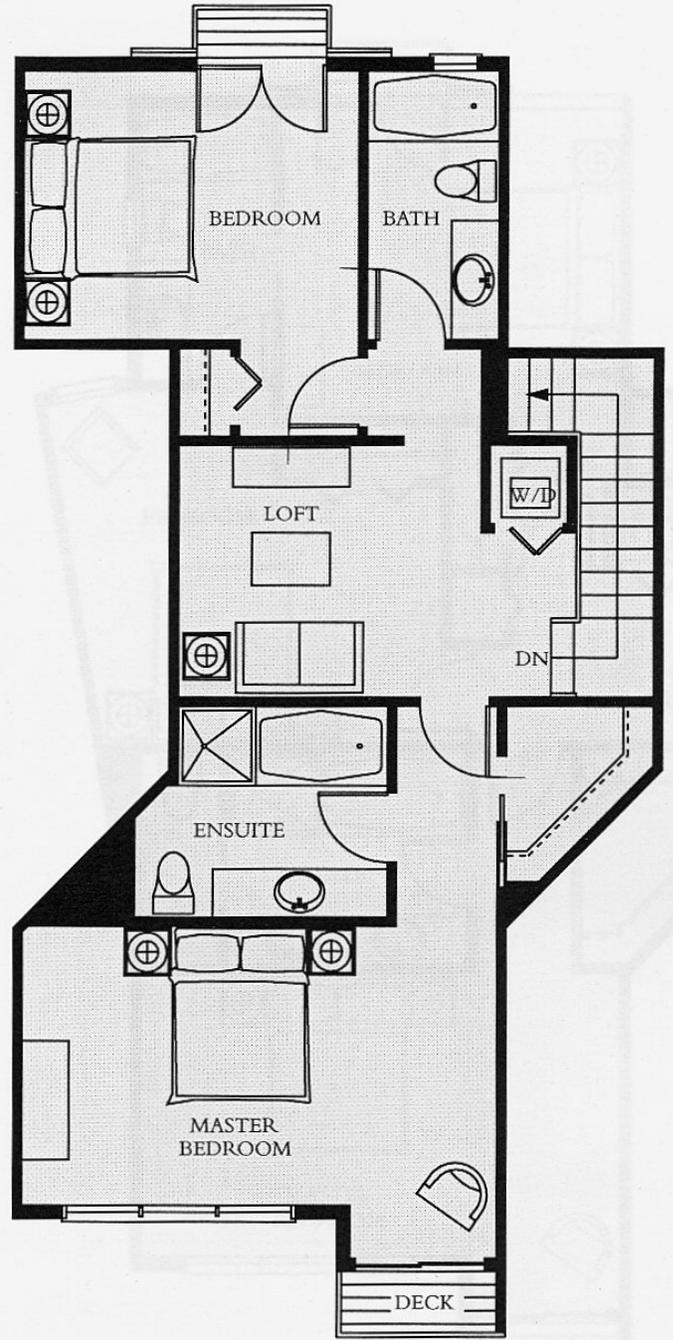
## Bedroom

- Spacious bedroom with inner courtyard views
- Carpeted, closet





LOWER FLOOR 803 SF

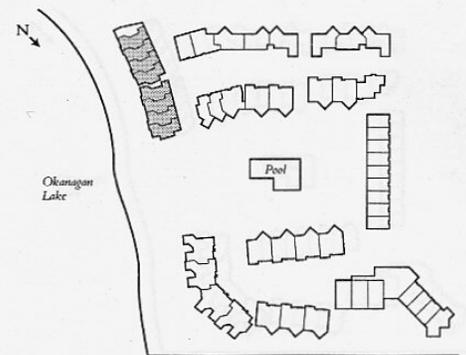


UPPER FLOOR 841 SF

# PISA 2

2 BEDROOM AND DEN + LOFT  
2.5 BATHROOM

1644 SF





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