



JANE HOFFMAN
REALTY

LUXURY TOWNHOME ON OKANAGAN LAKE



MARKETED BY JANE HOFFMAN

422 - 3880 Truswell Road
Kelowna, BC

DETAILS

Address 422 - 3880 Truswell Road
Kelowna, BC

Bedrooms 3
Bathrooms 4, 3 Full, 1 Half
Finished Area 2665 sq. ft.

SPECIFICATIONS & FEATURES

View	Lake	Year Built	2004
Water	Municipal	Exterior	Stone, Wood Siding
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Type	Townhouse	Cooling	Central Air
Main Level	1452 sq. ft.	Heating	Natural Gas Forced Air, Electric baseboards, In Floor
Upper Level	1119 sq. ft.	Ownership	Freehold
Lower Level	94 sq. ft.	Garage/Driveway	1 Parkade Parking Stall #422
		Foundation	Concrete

ROOM SIZES

Main Level

Kitchen: 9'7 x 15'6

Living Room: 20' x 11'8

Dining Room: 10'7 x 16'2

Den / Office: 9'7 x 12'6

Bedroom: 12'7 x 13'

Full Ensuite Bath: 12'6 x 16'

2-Piece Bathroom: 3' x 6'10

Room Sizes - Upper Level

Master Bedroom: 11'7 x 17'7

Bedroom: 12'6 x 18'

Full Ensuite Bath: 7'2 x 19'11

Full Ensuite Bath: 8'4 x 14'11

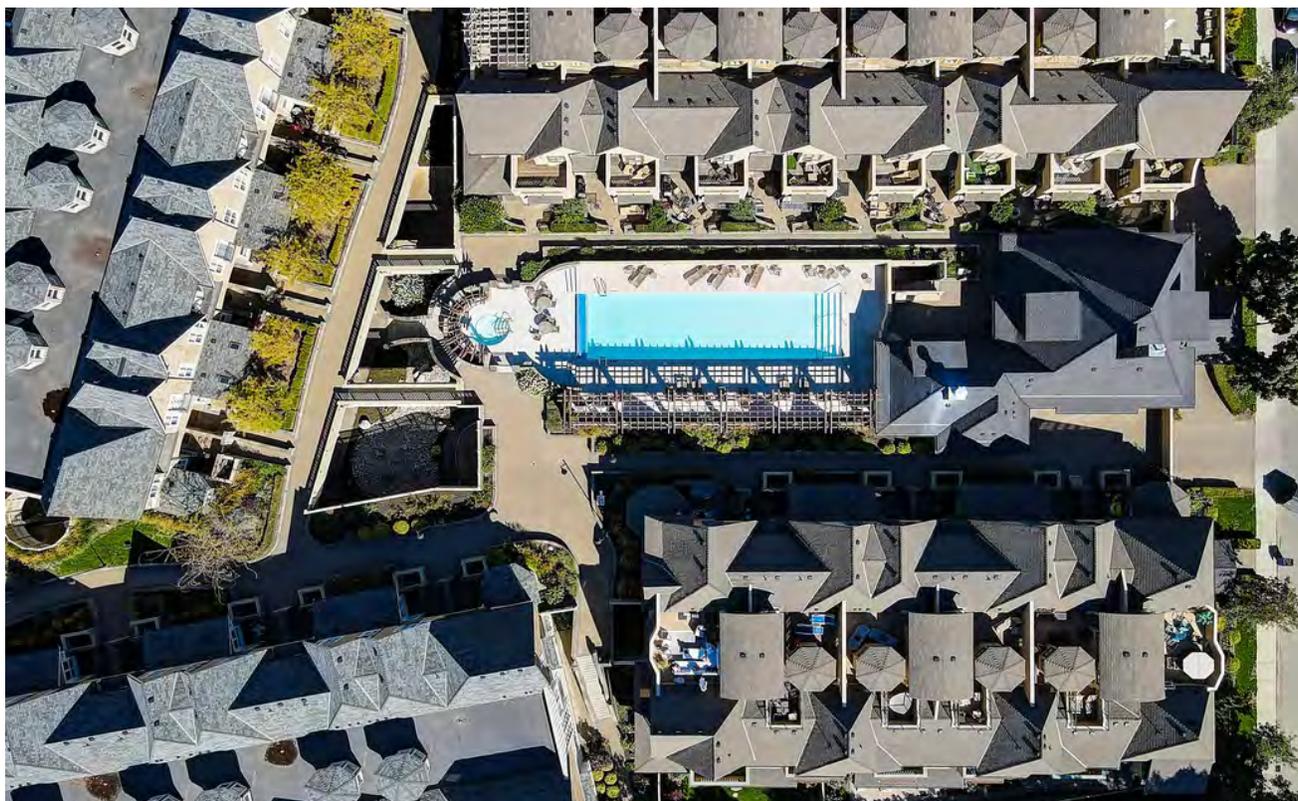
Inclusions

- Café Refrigerator/Freezer
- Café Electric Oven
- Café Dishwasher
- Café Microwave
- Marvel Wine Cooler
- Samsung front load washer/dryer

Mechanical

- NuHeat in floor heating

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.



WELCOME TO 422 - 3880 TRUSWELL ROAD

Beach/waterfront lifestyle from "Mission Shores" strata complex on Okanagan Lake! This modern townhome offers nearly 2665 square feet of luxury living with three spacious bedrooms, all with spa inspired updated ensuite's & two piece powder room on the main. Lower Mission offers sandy beaches, world class wineries, fine dining, Kelowna City amenities & golf courses. Exquisite, fully renovated, spacious home with details sure to impress including a bright modern family room which flows easily through the dining and kitchen area.

Chef style kitchen with high-end finishings including the matching Café stainless steel appliance package, quartz countertops, quality cabinetry, & large quartz center island. Tray ceilings in kitchen and dining area provide an engaging accent. Multiple access points through a set of glass French style doors to the partially covered balcony with natural gas BBQ hookups.

Master bedroom on upper level has very own private balcony & eye capturing renovated ensuite with high gloss tile flooring, single vanity with his/her sinks, tiled in tub & modern frameless glass/tile shower. Additional bedroom can be found on the upper level that offers large bay window with courtside views and renovated 4-piece ensuite bathroom!

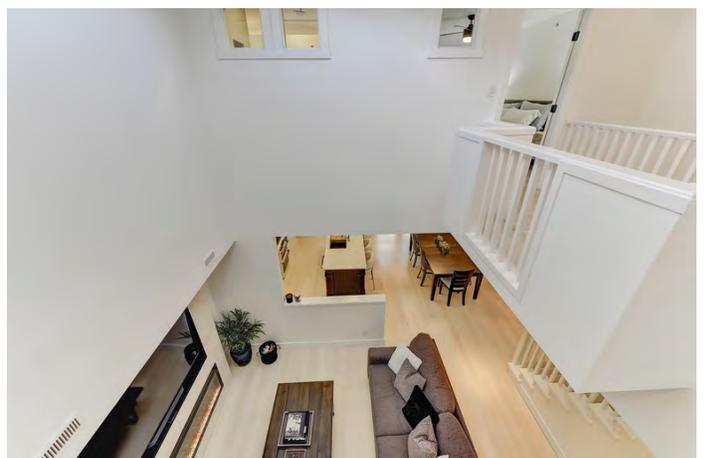
Mission Shores amenities include an outdoor pool, poolside lounging, hot tub, games room & fitness room! Don't miss out on this fantastic opportunity! Full time boat slip & seadoo lift.

Agent Jane Hoffman | Contact jane@janehoffman.com or 250-860-7500







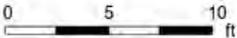
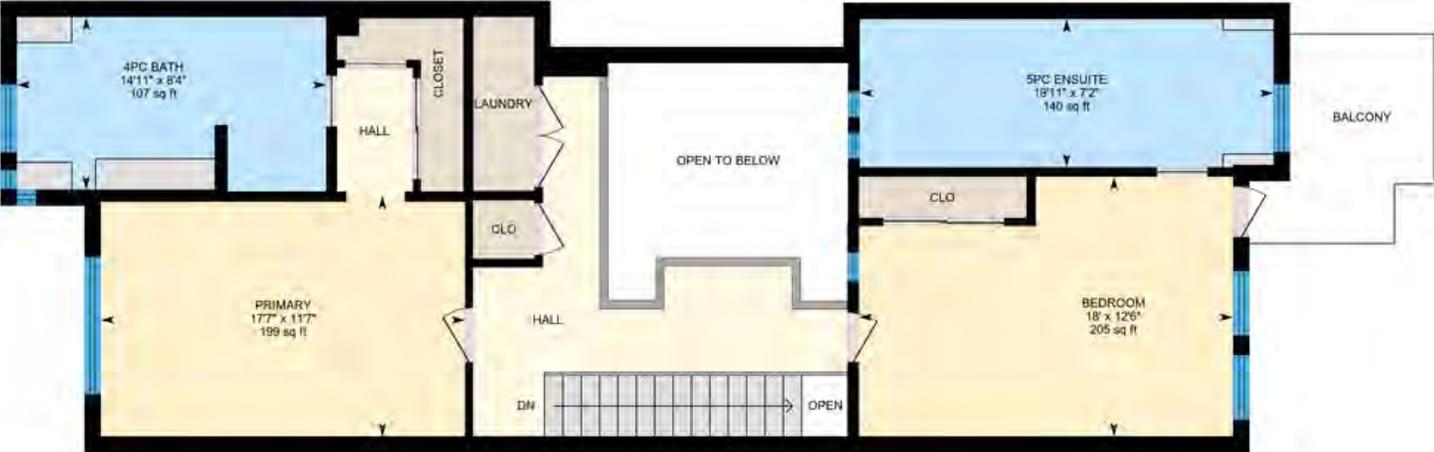


422-3880 Truswell Rd, Kelowna, BC

Main Floor Total Exterior Area 1452.38 sq ft
 Total Interior Area 1288.20 sq ft



2nd Floor Total Exterior Area 1119.45 sq ft
 Total Interior Area 985.85 sq ft



PREPARED: 2021/10/21



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

DETAILED FEATURES

Exceptional Features

- Renovated beachfront/waterfront townhome offering 3 spacious bedrooms all with ensuites
- Located in the sought-after complex "Mission Shores "in Lower Mission
- Enjoy the Kelowna lifestyle living by the water in this turn-key move in ready townhome
- Situated near prized schools, shopping, golf courses & World Class-Wineries
- Enjoy the complex amenities which include outdoor pool, poolside lounging, hot tub and club house
- Full time boat slip #S22 and seadoo lift #17

Entry/Foyer

- Enter onto the main from the courtyard or from the underground parkade
- Main floor entry offers tile flooring, tray ceiling and coat closet
- Outdoor patio is fenced and is close to outdoor pool

Living Room

- Tastefully updated bright living room
- Electric fireplace is built in with tile surround and mounted media above
- Open to above floor and extending to the architectural design in the ceiling
- Open concept throughout to the family and dining areas, perfectly accenting the modern appearance

Kitchen/Dining Room

- Designer kitchen with luxury Café matching appliance package, quartz center island and quality cabinetry
- The cabinetry hardware and sink faucet compliment this modern bright kitchen
- Ease of access through the multiple glass doors to the partially covered balcony with natural gas BBQ hookups
- Open-concept to the rest of the main living areas provides a great entertaining space
- Gloss tile porcelain tile backsplash, recessed lighting, tray ceiling & under cabinet lighting for a brighter workspace
- Large eating area with unique multiple pendant light fixture
- Intricate wood beams compliment this formal space
- Hardwood flooring throughout

Bedroom #1

- Bedroom on the main floor with spa inspired 4-piece ensuite, conveniently located off the main entrance
- Plush carpeted flooring, tray ceiling and transom windows to the living room provide added natural light
- Walk-in Closet - Carpeted flooring, hanging racks, shoe shelving & additional storage

4-Piece Ensuite Bath

- Tastefully updated bathroom with octagon shaped heated tile flooring which leads you to the tiled in bathtub and modern glass/tile shower
- Multiple windows provide for a bright room while all being equipped with shutter blinds
- Soft grey quartz island with undermount sink, wall to wall mirror & bar lighting above
- Recessed lighting, skylight & modern light fixtures

2-Piece Bathroom

- Ideal placement off the main living space this powder room offers tile flooring, vanity, wall trim, modern fixtures & bar lighting above mirror

Upper Level - Open to Main Level Below

- Large skylight provides natural light to the upper level and main level below

Hallway

- Hallway has an alcove perfect for a desk area
- Laundry Closet

Master Bedroom

- Spacious in size complete with private balcony
- Plush carpeted flooring, ceiling fan, mirrored sliding closet door
- Window placement captures the lakeside views

5-Piece Ensuite Bath

- High gloss heated porcelain tile flooring with modern seamless glass & tile shower
- Convenient shower niche, recessed lighting, hand wand shower & waterfall shower head
- Quartz vanity counter top with two undermount sinks and bar lighting above mirror
- High gloss tiled in bathtub with large window providing abundant natural light
- Recessed lighting, NuHeat heated tile flooring, pocket door access

Bedroom #2

- Plush carpeted flooring with bay window facing the courtyard views Updated 4-piece ensuite bath
- Mounted media system
- Closet with mirrored sliding doors

4-Piece Ensuite Bath

- Renovated bathroom with octagon shaped heated tile flooring which leads you to the tiled in bathtub and modern glass/tile shower
- Vanity with quartz top, wall mirror, bar lighting above & multiple drawers
- Convenient bench seating, pocket door access & courtyard views

Below Main

- Under stairs storage for coats & shoes

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LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-860-7500

E: jane@janehoffman.com



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janehoffman.com | 250-860-7500



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