



**JANE HOFFMAN**  
REALTY

## LUXURY LAKEVIEW HOME WITH IN GROUND POOL



**PROUDLY MARKETED BY JANE HOFFMAN**

***10-1150 Mission Ridge Drive  
Kelowna, BC***

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## DETAILS

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<b>Address</b>	10-1150 Mission Ridge Drive Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	4, 2 full, 2 half
		<b>Finished Area</b>	4742 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.31 Acre, 105 ft. x 148 ft.	<b>Exterior</b>	Stucco, Stone
<b>Year Built</b>	2015	<b>Roof</b>	Torch On
<b>Water</b>	Municipal	<b>Heating</b>	Natural Gas Forced Air
<b>Sewer</b>	Connected	<b>Cooling</b>	Central Air
<b>Main Level</b>	2486 sq. ft.	<b>Fireplace</b>	1 Gas Fireplace
<b>Upper Level</b>	2256 sq. ft.	<b>Garage/Driveway</b>	Attached Heated Triple
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Kitchen: 13'2 x 20'2  
Living Room: 18'8 x 20'4  
Dining Room: 10'10 x 14'7  
Primary Bedroom: 17'1 x 17'11  
Full Ensuite Bath: 14'9 x 16'3  
Bathroom - Half: 5'4 x 6'9  
Laundry: 9'9 x 11'10  
Den / Office: 10'10 x 15'7  
2-Piece Bathroom: 5'9 x 10'9  
Garage: 23'9 x 42'4

### Room Sizes - Lower Level

Rec Room: 21'1 x 27'7  
Bedroom: 12'1 x 14'6  
Bedroom: 13'9 x 13'8  
Full Bathroom: 8'4 x 8'6  
Den / Office: 10'2 x 13'2  
Gym: 22'7 x 18'11  
Utility: 13'6 x 21'

### Inclusions

- Kitchen-Aid built in oven with warming drawer above
- Kitchen-Aid dishwasher
- Jenn-Air 6-burner gas stove with griddle
- Kitchen-Aid S/S fridge
- 2 drawer fridges
- Kitchen-Aid built in wine/beer chiller
- Napoleon BBQ with griddle beside
- Samsung front load washer & dryer

### Mechanical

- MVac Central vac with Hide-A-Hose
- 200-amp service
- Nu-air fresh air ventilation
- Navien hot water on demand
- Goodman furnace
- Totaline high efficiency air cleaner
- Hayward pool equipment
- Lift Master garage door openers
- Emerson thermostat
- Reznor garage heater

**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.



## **EXCLUSIVE GATED NEIGHBOURHOOD OF CRAWFORD POINT**

Desirable location with views of the city lights at night and sparkling lakeviews by day. Beautifully designed home nestled on a level lot, you will enjoy every aspect of this home's features! The open design main floor offers vaulted ceilings, sliding glass doors to the outdoor living spaces, quality finishings and views from nearly every room!

The chef's dream kitchen with stunning millwork is in the heart of the home creating an exceptional entertainment space. Relax by the gas fireplace and enjoy the lake views. With the touch of a button, pull up the hidden T.V.

Main floor primary bedroom provides direct walk-out access to the pool & hot tub and captures the panoramic view from the wall-to-wall, floor to ceiling windows. Step inside the designer 5-piece ensuite with heated tile flooring, soaker tub, mounted media, glass/tile walk-in shower and large his/hers shared closet. Finishing the main level is a lakeview office, powder room, pantry & laundry room.

The lower level is complete with two spacious bedrooms with walk-in closets, a recreation room, a flex space and nook which is currently being used as a fourth bedroom. The exterior of the home is professionally landscaped with large patio space overlooking the lake and city of Kelowna, inground pool, pool house with bathroom and much more!

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-860-7500

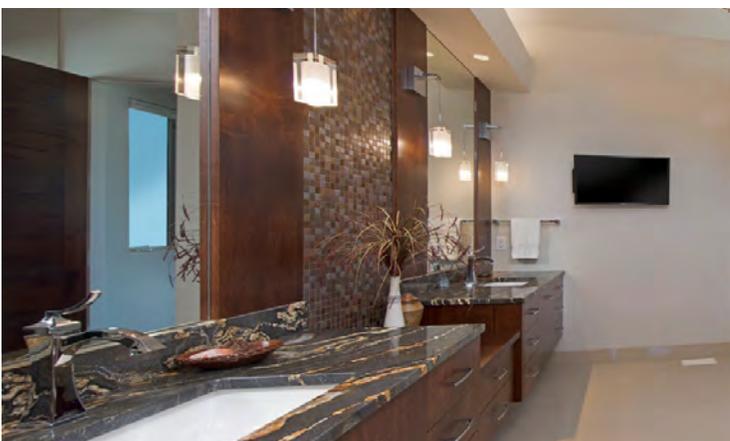


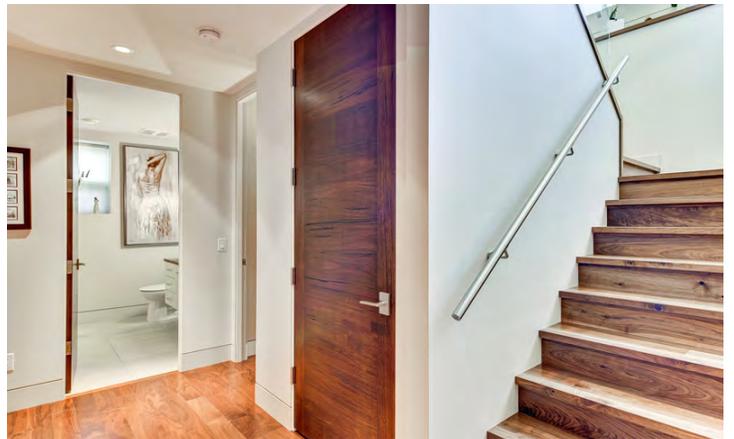












### **EXCEPTIONAL FEATURES**

- Quality built and designed home with attention to detail throughout all exterior and interior living spaces
- Easy walk-out access to the inground pool with auto cover, detached pool house + 2-piece bathroom, outdoor shower, lounging area and in ground hot tub with deck surround
- Main floor is perfectly situated to embrace the lake and city from nearly every room
- Located in a sought after, gated community of "Crawford Point "
- Fully landscaped grounds provide a low maintenance yard with spectacular curb appeal
- Vaulted ceilings in living room with gas fireplace, wall of windows and hidden T.V, with remote control pop up
- Gourmet kitchen with solid surface counters, full S/S appliance package and ease of access to the heated/covered outdoor dining area
- Fully fenced yard great for smaller children and pets
- Heated triple garage with multiple windows, built-in shelving, frosted glass garage doors, conveniently located off the laundry/mud room
- Heated tile flooring in the primary bedroom ensuite
- Outdoor patio is equipped with sun/wind shades, misting system, built-in BBQ with countertops and Infratech heaters
- Lower-level rec room has adjoining flex space great for a home gym, games, or movie room
- Surround sound both inside and out
- Home office with direct access to the exterior & built-in desk with upper cabinetry

### **Entry/Foyer**

- Fully landscaped entrance leading to an open & bright foyer
- Partially covered entrance with recessed lighting
- Wood exterior door with steel cladding and glass panel inserts
- Frosted windows on either side of door for privacy and added natural light
- Adjacent coat closet

### **Kitchen/Dining Room**

- Professional kitchen with top of line appliances captures outstanding views of Okanagan Lake & sparkling Kelowna City lights
- Open layout with the rest of main floor, great for large gatherings
- Entertainment sized centre island with solid surface counters and raised bar seating for 4
- Tray ceiling with recessed lighting & pendant lighting above island
- Quality wood cabinetry
- Sun-filled room from the numerous windows throughout
- Dining room in its own nook offers breathtaking view
- Ease of access to the outdoor eating area through the double sliding glass doors, patio has misting system, infratech heating and built-in BBQ
- Hardwood flooring throughout
- Wet bar countertop space with upper cabinetry
- Under cabinet lighting provides a brighter working space
- Cabinetry is equipped with soft closing hardware
- Floor to ceiling windows to embrace the remarkable views
- Full walk-in pantry with shelving, sensor lighting, solid wood interior door and shaded lighting fixture

## **Living Room**

- Enjoy the comforts of the cozy living room from the linear gas fireplace with views of the city in the distance
- Wide sliding glass doors with phantom screens to the outdoor living spaces and access to the in-ground pool
- Built in cabinetry with added "Televator" feature and modern push to open cabinets
- Wall niche for TV with recessed lighting
- High ceilings with large transom windows create a bright airy space
- Eye catching steel circular chandelier
- Built-in lighted display niches on each side of the TV
- Hardwood flooring, automated recessed blinds
- Flush mount central air

## **Primary Bedroom**

- Luxurious primary suite positioned perfectly to enjoy the stunning lakeview
- 3 large windows bring the outdoors in
- Recessed automated blinds
- Mounted media in the corner
- Tray ceilings with recessed lighting
- Convenient access to the outdoor living space, outdoor shower, pool, and hot tub
- Mounted floating bedside tables with lighting above
- Wall to wall vanity with push to open drawers for added storage and countertop space
- Solid wood interior door with frosted glass inserts
- Honeywell thermostat and DSC security system

## **Walk-In Closet**

- His/Her walk-in closet with built-in shelving, drawers, hanging racks, shoe shelving, mirrored lighting fixture, cubbies, hardwood flooring and recessed lighting
- Transom windows provide abundant natural light

## **5-Piece Ensuite Bath**

- One of a kind spa-inspired ensuite with stunning finishing
- Wall-to-wall solid surface mounted vanity with sensor under cabinet lighting, two undermount sinks
- Quality cabinetry with soft closing hardware, 2 counter to ceiling mirrors over the sinks with wood paneling on each side with mounted sconce lighting, divided by a tiled accent wall in the middle
- LED lighting above mirrors
- NuHeat in floor tile heating
- Relax in the soaker tub, mounted media
- Lutron remote control lighting for added convenience
- Large walk-in tiled/glass shower with two waterfall shower heads, freehand wand shower head, tile bench seating and recessed lighting
- Privacy toilet with tile flooring, heated floor, and recessed lighting

## **Den/Office**

- Lakeview office complete with built in desk space, shelving, and cabinets
- Sliding glass door access to the exterior patio/dining area
- Recessed lighting and automated blinds
- Hardwood flooring

## **2-Piece Powder Room**

- Situated off the mud room and main living spaces
- Vanity with sensor under lighting, solid surface counter, tile backsplash and mounted mirror with metal spiral shaped light fixtures
- Tile flooring, Hunter Douglas blinds
- Push to open cabinet doors
- Axor vessel sink

## **Laundry Room**

- Samsung front load washer and dryer with solid surface countertops, tile backsplash, tile flooring, undermount utility sink and upper cabinets
- Perfectly located off the triple car garage
- Coat closet, shaded LED light fixtures

## **Lower Level**

### **Bedroom 2 & 3**

- Bright and spacious bedrooms complete with hardwood flooring and walk-in closets with built-in organizers, hanging racks, recessed lighting, and shoe shelving
- Both bedrooms are adjacent to the 3-piece bathroom

### **3-Piece Bathroom**

- Quality finishings with solid countertops, tile flooring, vanity under sensor lighting, tile backsplash and undermount sink
- Drawers are equipped with soft closing hardware
- Large tile and glass walk in shower with hand wand shower head and recessed lighting
- Built-in open shelving for towels and supplies

### **Flex Space**

- Endless options with this space, potential exercise room, movie theatre, golf simulator or games room
- Nook space currently used as fourth bedroom (no window or closet)
- Tile flooring and LED lighting

### **Recreation Room**

- Large space finished with hardwood flooring
- Convenient to the bedrooms and flex space
- Mounted media
- Surround sound, recessed lights

# 10-1150 Mission Ridge Rd, Kelowna, BC

**Main Floor** Exterior Area 2486.89 sq ft  
 Interior Area 2267.56 sq ft  
 Excluded Area 1075.52 sq ft



**Basement (Below Grade)** Exterior Area 2256.05 sq ft  
 Interior Area 2052.14 sq ft



PREPARED: 2022/05/13





**LISTED BY JANE HOFFMAN**

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