



**JANE HOFFMAN**  
REALTY

## STUNNING HOME ON LARGE PRIVATE LOT WITH POOL



**PROUDLY MARKETED BY JANE HOFFMAN**

***1849 Canyon Falls Court  
Kelowna, BC***

---

## DETAILS

---

<b>Address</b>	1849 Canyon Falls Court Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	4, 3 full, 1 half
		<b>Finished Area</b>	3957 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Lot Size</b>	0.43Acre, 67 ft. x 181 ft.	<b>Exterior</b>	Stucco
<b>Year Built</b>	2003	<b>Roof</b>	Tile
<b>Water</b>	Municipal	<b>Heating</b>	Natural Gas Forced Air
<b>Sewer</b>	Septic	<b>Cooling</b>	Central Air
<b>Main Level</b>	2056 sq. ft.	<b>Fireplace</b>	2 Fireplaces
<b>Lower Level</b>	1901 sq. ft.	<b>Garage/Driveway</b>	Attached Double
		<b>Foundation</b>	Concrete

---

### Room Sizes - Main Level

Living Room: 21' x 20'7  
Dining Room: 9'10 x 10'11  
Kitchen: 25' x 13'10  
Primary Bedroom: 18' x 13'9  
Full Ensuite Bath: 15'10 x 13'3  
Bedroom: 13'1 x 12'1  
Bedroom: 11' x 11'11  
Full Bathroom: 9'8 x 7'11  
Laundry: 6'10 x 8'  
2-Piece Bathroom: 6'1 x 4'10  
Garage: 33'9 x 23'2

### Room Sizes - Lower Level

Bedroom: 12'3 x 12'10  
Family Room: 26'11 x 22'6  
Storage: 7'4 x 9'9  
Media Room: 10'8 x 20'2  
Den / Office: 11' x 12'8  
Full Bathroom: 8'7 x 9'8  
Gym: 15' x 10'7  
Utility: 10'6 x 12'9

### Inclusions

- Jenn-Air built-in double oven
- Miele coffee bar
- Danby mini bar fridge
- Double door Jenn-Air fridge with ice & water dispenser
- Bosch dishwasher
- 5-Burner induction Jenn-Air cooktop
- Jenn-Air hood vent
- Panasonic microwave
- Samsung fridge
- Electrolux front load washer & dryer

### Mechanical

- 125-amp service
- Carrier gas furnace
- Nu-Air
- Built-in central vac
- Humidifier

**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 1849 CANYON FALLS COURT

Exceptionally private, 0.43-acre manicured estate sized lot located at the end of a quiet cul-de-sac across from Canyon Falls Park. Concrete driveway with extensive landscaping that offers privacy and charming curb appeal. Oversized double car garage with added parking space perfect for an R.V or boat. Over 3,900 sq. ft. of quality living space with a total of 4 bedrooms and 4 bathrooms. The bright interior boasts an open-concept main floor and an exceptional indoor-outdoor living experience with mountain views!

The updated chef-inspired kitchen offers two-tone quality cabinetry, single slab 55 sq. ft. quartz center island, luxurious S/S appliance package and convenient pass-through window to the outdoor dining space. Living room with floor-to-ceiling tile fireplace and oversized sliders leading to the covered deck overlooking the pool. Main floor primary bedroom situated for privacy with mountain views and spa-inspired 4-piece ensuite.

Lower level is perfectly set-up for entertaining with a spacious recreation room that offers direct walk-out access to the resort-like backyard which includes a 16' x 32' saltwater pool, covered tile patio, and full outdoor kitchen with 11' x 12' covered dining area. An additional bedroom, den/office, theater room and home gym completes the lower floor. This property has room for all your friends and family to enjoy!

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





















### EXCEPTIONAL FEATURES

- Set on 0.43 acre lot at the end of a quiet cul-de-sac across from Canyon Falls Park
- Professionally landscaped grounds, fully irrigated making for easy upkeep
- Lots of driveway parking, can easily accommodate Boat & RV parking plus an oversized attached garage
- Fenced dog run area approximately 16' x 32'
- Saltwater inground pool, approximately 8 ft. at deep end with diving board and lounging patio
- Full outdoor kitchen with 11' x 10' covered eating area, wood burning fireplace with tile surround, strip lighting, chandelier, cedar ceiling and timber posts
- 11' ft. ceilings in great room and 9' ft. ceilings throughout the rest of main floor
- Remodelled kitchen with top-of-the-line appliance package, large centre island within the entertainment style open concept
- Stamped concrete driveway edging
- Only a short drive to downtown Kelowna amenities, numerous beaches, parks, hiking/biking trails, fine dining, and golf courses
- Oversized 9" wide plank hardwood flooring on the main floor with luxury vinyl plank flooring on the lower level
- Gym, family room, theater room and office plus a bedroom and 3-Piece bathroom in the lower level
- Entertainment sized deck with heaters, BBQ gas hookups, pass-through window to kitchen and views of backyard/surrounding mountains
- Kitchen cabinet are from "Spectrum Kitchens"

### Entry/Foyer

- Fully landscaped and entry through the 8 ft. solid wood French door offering immediate views of surrounding mountains and backyard pool
- Adjacent coat closet
- Open design main living space with high 11 ft. ceilings in the great room
- Illuminated by unique metal lighting fixture

### Great Room/Dining Room

- Beautifully designed open concept living space with a wall of windows offering abundant natural light and panoramic views
- Floor to ceiling tiled fireplace with linear firebox and mounted T.V. above
- Ease of access through the 16' sliding glass doors to the covered deck perfect for entertaining friends and family
- Outdoor deck offers BBQ gas hookups, concrete flooring, lighting & overhead built-in heaters
- Recessed lighting and surround sound
- 9" Pravana White Oak flooring
- Formal dining area with front yard views, recessed lighting and drop down pendant lighting over the table
- Dining room can comfortably seat up to 8-10 guests

## **Kitchen**

- Designer kitchen offers quality finishing within the open concept and multiple mountain facing windows
- Entertainment sized quartz island that comfortably seats 5 people
- Luxurious stainless steel appliance package
- Quartz countertops, tile backsplash, two-toned cabinets & under cabinet lighting for a brighter workspace
- Convenient pass-through window to the backyard deck
- Built-in spice rack beside the oven
- 2 oversized granite sinks, abundance of drawers and cabinetry storage
- 3 pendant lights over the centre island
- Surround sound and recessed lighting

## **Primary Bedroom**

- 2 large mountain view windows, hardwood flooring, unique lighting fixtures & drop-down lighting above the bed side tables
- Perfectly positioned in its own wing for added privacy
- His/Hers walk-in closet

## **5-Piece Ensuite Bath**

- Barn sliding door access to the spa-inspired ensuite with tiled in 2-person soaker tub and seamless glass and tile walk-in shower with corner shelving, hand wand shower head and recessed lighting
- Privacy toilet room
- Raised off the floor vanity with granite countertop, sink and mounted mirror with bar lighting above
- Heated tile flooring

## **Bedroom #2, #3**

- Bright bedrooms with backyard facing views, hardwood flooring
- Both rooms offer bi-fold door closets with extra storage
- Located adjacent to the 4-Piece bathroom

## **4-Piece Bathroom**

- Large vanity with undermount sink, mounted mirror with bar lighting above and quality cabinetry
- Acrylic tub/shower combo offering hand wand shower head and recessed lighting
- Tile flooring, opening window

## **Laundry Room**

- Stackable Electrolux washer and dryer with direct access of the oversized garage and main living space
- Tile flooring with intricate design
- Granite countertops with utility sink, tile backsplash and upper and lower cabinetry
- Pocket door access

### **Powder Room**

- Located off the main living space offering hardwood flooring, and vessel sink mounted on wine barrel with quartz countertop
- Floor to ceiling tile backsplash with mounted mirror in the middle and glass pendant lighting

### **Lower Level**

#### **Family Room**

- Entertainment sized family room with tiled in gas fireplace and wood feature wall with mounted media
- Wet bar with 10' granite countertop, bar fridge, tiled backsplash, and floating custom wood shelving with lighting
- Surround sound and recessed lighting throughout
- Luxury vinyl plank flooring on the lower level
- Direct walk-out access to the covered patio, pool, and outdoor kitchen with covered eating area

#### **Den/Office**

- Glass French doors entry off the family room with multiple backyard facing windows

#### **3-Piece Bathroom**

- Modern walk-in shower with large tile finishing, wall niche, LED lighting, waterfall and hand wand shower heads
- Vanity with quartz countertop and vessel sink, LED under vanity lighting and illuminated LED mirror
- Heated tile flooring

#### **Theater Room**

- Perfectly designed theatre room that has the possibility to be a 5th bedroom if needed
- Recessed cedar ceiling with lighting 120" mounted projector screen, Bose surround sound and mounted projector on ceiling
- Recessed lighting
- Glass French door access, theater style carpet flooring & 2 backyard facing windows
- Built-in shelving for all the theater electronic systems

#### **Home Gym**

- Custom wood feature wall leading to the gym with mat flooring and walk-out access to the pool and backyard patio
- Ease of access to the storage and stairs leading to garage
- Recessed lighting

- **Bedroom #4**

- Large bedroom finished with luxury vinyl plank flooring, sliding mirrored closet doors and corner windows for added natural light
- Positioned off the family room

# 1849 Canyon Falls Ct, Kelowna, BC

**Main Floor** Exterior Area 2056.19 sq ft  
 Interior Area 1906.00 sq ft  
 Excluded Area 726.96 sq ft



PREPARED: 2022/06/02



While 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.

# 1849 Canyon Falls Ct, Kelowna, BC

Basement (Below Grade) Exterior Area 1901.03 sq ft  
Interior Area 1740.69 sq ft  
Excluded Area 43.84 sq ft



PREPARED: 2022/06/02

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.



**LISTED BY JANE HOFFMAN**

C: 250-862-7800

T: 250-860-7500

E: [jane@janehoffman.com](mailto:jane@janehoffman.com)





JANE HOFFMAN  
REALTY

**LEADERSHIP WITH EXPERIENCE**

250-860-7500

JANEHOFFMAN.COM