



**JANE HOFFMAN**

REALTY

WARM WEST COAST STYLE HOME WORLD CLASS WINERIES NEARBY



**MARKETED BY SHERRY TRUMAN**

*946 Lloyd Jones Drive  
West Kelowna, BC*

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## DETAILS

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<b>Address</b>	946 Lloyd Jones Drive West Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	4, 3 full, 1 half
		<b>Finished Area</b>	2593 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.33 Acre, 80 ft. x 142 ft.	<b>Year Built</b>	1979
<b>Main Level</b>	811 sq. ft.	<b>Exterior</b>	Vinyl
<b>Upper Level</b>	1024 sq. ft.	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Lower Level</b>	758 sq. ft.	<b>Cooling</b>	Central Air
<b>View</b>	Lake, Mountain, City	<b>Heating</b>	Natural Gas, Geothermal, Forced Air
<b>Water</b>	Municipal	<b>Ownership</b>	Freehold
<b>Sewer</b>	Connected	<b>Garage/Driveway</b>	Attached Triple
		<b>Foundation</b>	Concrete

## ROOM SIZES

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### Main Level

Dining Room: 12 5 x 10 1  
Kitchen: 11 5 x 12  
Living Room: 15 1 x 16 10  
2-Pice Bathroom: 6 x 6 5  
Storage: 3 1 x 4 9  
Garage: 31 11 x 23 10

### Lower Level

Family Room: 15 x 16 4  
Full Bathroom: 5 5 x 7 8  
Bedroom: 7 5 x 8  
Laundry: 10 11 x 15 10  
Mud Room: 11 10 x 8 3  
Utility: 4 8 x 6 3

### Inclusions

- Maytag dishwasher
- Whirlpool electric oven
- Samsung microwave
- Refrigerator

### Mechanical

- Ducane AC unit
- Upgraded 200-amp electrical panel
- High-efficiency gas furnace with geothermal heat pump and air conditioning
- High-efficiency hot water tank

### Room Sizes – Upper Level

Primary Bedroom: 18 7 x 19 5  
Full Ensuite Bath: 7 7 x 7 11  
Full Bathroom: 8 3 x 9 5  
Bedroom: 12 x 9 11  
Bedroom: 11 4 x 11 10

*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 946 LLOYD JONES DRIVE

Spacious family home set amongst the trees and surrounded by mature landscaping that creates a private, park-like setting with lake and city views. A warm West Coast feel emanates from the natural materials carried throughout the home including vaulted wooden plank ceilings, custom rock fireplaces and slate grey tile flooring. On the main level enjoy a light-filled living room with large windows and skylights. Large kitchen with custom cabinetry, tile backsplash and dining area.

Upstairs discover a beautiful and cozy primary retreat with a gas fireplace, private patio offering lake views, 4-piece ensuite and spacious walk-in closet. Two bedrooms and a 5-piece bath complete this level. The lower level offers a large recreation room, bathroom, one additional bedroom and a sauna. From the recreation room step out to the covered patio and backyard.

A highlight of this home is the large patio accessed directly from the dining area. Designed with outdoor living throughout the seasons in mind it is fully covered for the cooler months and features a built-in fan for the summer heat. Gas BBQ hookup makes it a great space for grilling and entertaining. An added bonus is the sunken hot tub on the patio. This property offers ample parking with a triple tandem garage, outdoor RV or boat parking plus two additional parking spaces. Ideally located just minutes from downtown Kelowna, West Kelowna amenities, sandy beaches, world-class wineries and excellent schools.

**Listing Agent Sherry Truman** | Contact [sherry@janehoffman.com](mailto:sherry@janehoffman.com) or 250-215-9006









# 946 Lloyd Jones Dr, West Kelowna, BC

**Main Floor** Exterior Area 811.69 sq ft  
 Interior Area 745.21 sq ft  
 Excluded Area 662.02 sq ft



**Upper Floor** Exterior Area 1024.45 sq ft  
 Interior Area 938.63 sq ft  
 Excluded Area 120.57 sq ft



PREPARED: 2022/10/21





## DETAILED FEATURES

### Exceptional Features

- Family home situated on a quiet street in West Kelowna with city and lake views in the distance
- Low maintenance night lit landscaping & 12 zone automated irrigation system
- Offering 2593 sq. ft. of living space, 4 bedrooms and 3 full bathrooms
- Triple garage with added storage as well as additional parking outside
- Heated front pathways in exposed aggregate
- New 35 year fibreglass shingled roof
- Windows replaced with argon gas filled energy star approved units
- 8 camera Lorex security system, currently monitored
- All above ground deck flooring is a suspended slab, concrete surface
- 10 x 15 separate workshop with 220v power
- Several large covered outdoor decks all with lake views
- 8 person sunken hot tub
- 6 person cedar sauna in the basement
- Primary bedroom with gas fireplace, walk-in closet and French doors leading to the private covered deck
- Tile and hand-scraped maple flooring
- The use of open stringer staircases and an open breezeway hall gives an open, airy feeling throughout the home
- Custom hickory cabinetry with both kicker and under cabinet lighting
- 18 ft. vaulted ceiling in the living room with floor to ceiling gas fireplace with stone surround

### Foyer

- Upon entry you have a large guest coat closet with double bi-fold doors
- Tile flooring
- Adjacent to the powder room and ease of access to the upper level

### Powder Room

- 2-piece bathroom with vanity equipped with granite counters, undermount sink and tile backsplash, mounted mirror above vanity with bar lighting
- Situated off the triple car garage and main living spaces

### Living Room

- Warm and inviting living room with 18 ft. vaulted ceilings and large picture windows overlooking backyard and Okanagan Lake in the distance
- Gas fireplace with floor to ceiling stone surround, raised hearth, wood mantel and mounted media
- All windows are equipped with pull down blinds
- Spacious room can easily accommodate large couch sectionals

### Kitchen/Dining Room

- Large kitchen and dining area with easy access to the covered deck with vaulted ceiling overlooking the backyard
- Custom hickory kitchen cabinets with under-lighting creating a brighter prep space

- Full tile backsplash and tile flooring
- Large windows provide lots of natural light
- Dining room can easily seat up to 6 people and is convenient to the kitchen

## **Upper Level**

### **Bedrooms #1 and #2**

- Good sized bedrooms with one offering backyard/lake views and the other offering front yard views, hardwood flooring, closets
- Located near the 5-Piece bathroom

### **5-Piece Bathroom**

- Vanity with dual vessel sinks and mounted mirror lighting above
- Acrylic tub/shower combo with tile surround, tile flooring

### **Primary Bedroom**

- Large primary bedroom features vaulted ceilings and convenient access to the private, covered deck
- Cozy gas fireplace with floor to ceiling stone surround and mounted media above
- Recessed lighting, front and backyard views
- Walk-in closet with built-in shelving

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

- Vanity with vessel sink, mounted mirror with lighting, tile flooring
- Acrylic shower with tile surround and corner seating

## **Lower Level**

### **Family Room**

- The perfect space to relax and enjoy one of your favourite movies
- Direct walkout access to the covered backyard patio and fenced yard
- Recessed lighting
- Wall niche for mounted media

### **Bedroom #4**

- Located off the family room, sliding closet door
- Convenient access to the utility room
- Mounted media

### **3-Piece Bathroom**

- Vanity with sink, tile flooring and walk tiled walk-in shower
- Recessed lighting, track light
- Located off the mud room

### **Laundry Room**

- Front/top load washer and dryer, utility sink and access to the utility room

## 946 Lloyd Jones Dr, West Kelowna, BC

Lower Floor Exterior Area 758.44 sq ft  
Interior Area 696.88 sq ft  
Excluded Area 7.59 sq ft



### LISTED BY SHERRY TRUMAN

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