



JANE HOFFMAN
REALTY

CLASSIC BEAUTY - RANCHER WALK OUT WITH AMAZING LAKEVIEW



PROUDLY MARKETING BY JANE HOFFMAN

376 Uplands Court
Kelowna, BC

DETAILS

Address	376 Uplands Court Kelowna, BC	Bedrooms	5
		Bathrooms	5, 4 full, 1 half
		Finished Area	5432 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.336 Acre 137 ft. x 152 ft.	Year Built	1997, Substantially Renovated
Water	Municipal	Exterior	Stucco
Sewer	Connected	Roof	Tile
Views	Lake, Mountain, Valley	Heating	Forced Air
Main Level	2609 sq. ft.	Cooling	Central Air
Lower Level	2823 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached Triple
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 16'8 x 18'11

Kitchen: 15'1 x 19'10

Dining Room: 10'9 x 14'11

2-Piece Bathroom: 5'3 x 5'7

Primary Bedroom: 19'3 x 15'2

Full Ensuite Bath: 14'4 x 12'5

Bedroom: 13'2 x 10'8

Bedroom: 10'10 x 13'6

Den / Office: 15'11 x 12'

Full Bathroom: 13'1 x 6'4

Laundry: 15'11 x 12'9

Garage: 32'5 x 23'10

Room Sizes - Lower Level

Family Room: 20'7 x 18'8

Gym: 27'2 x 13'9

Theater: 15' x 21'

Bedroom: 17'9 x 19'9

Bathroom: 2-Piece

Unfinished: 7'3 x 5'11

In-law Suite

Kitchen: 15'1 x 8'7

Rec Room: 22' x 16'4

Bedroom: 14'6 x 10'5

Full Bathroom: 9'6 x 5'10

Inclusions

- Miele Dishwasher, Coffee Machine, Fridge
- Wolf gas stove
- Whirlpool Fridge
- Whirlpool front load washer and dryer

Downstairs Kitchen

- Whirlpool Fridge, Stove, Dishwasher

Mechanical List

- Honeywell Thermostat
- JVC Projector
- Nu-Air
- Reverse Osmosis
- York furnace
- Buderus Boiler system
- Cyclo Vac central vac
- Vivint Security system
- Aiphone JK-MD

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 376 UPLANDS COURT

Exceptionally remodeled ranch style home on a quiet cul-de-sac in a mature family-friendly neighborhood offering an amazing view of Lake Okanagan. This rancher home with a full walk-out basement offers a fabulous space for entertaining. Main level open concept living with walls of windows flood the space with natural light and showcase the sparkling lake views. Great room has gas fireplace with moulded plaster surround, adding warmth in the cooler winter months. Gourmet kitchen with raised bar seating, top-of-the-line stainless steel appliance package and granite counters.

Easy indoor/outdoor living from the dining area to the lake view patio. Beautiful hardwood floors throughout. Main floor primary suite with spa-inspired ensuite with jetted and steam shower, and freestanding soaker tub with mounted tv great for relaxing. Two additional bedrooms with shared Jack and Jill bathroom complete this level.

A unique feature of this home is the lower-level layout that is ideal for entertaining the whole family. Enjoy the spacious family room and rec room, built-in theater with tiered seating and huge indoor-sports court with high-ceilings. An added bonus is the one bedroom in-law suite with full kitchen and separate access to the backyard.

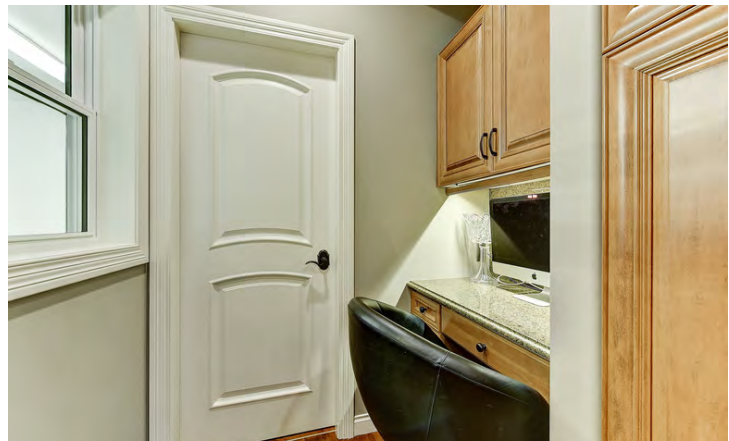
Level fully fenced backyard with room for a pool. Triple-car garage. Wrap-around driveway with additional parking for a boat. Incredible location with close proximity to Cedar Creek park, multiple wineries, boutique shopping and restaurants.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

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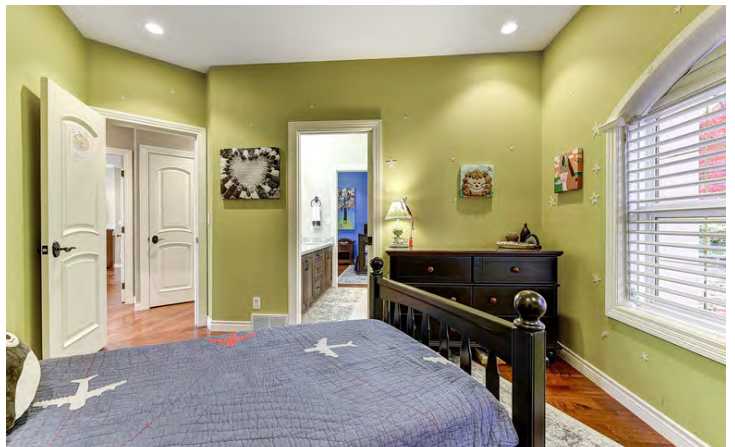














376 Uplands Ct, Kelowna, BC

Main Floor Exterior Area 2609.35 sq ft
Interior Area 2394.43 sq ft



Basement (Below Grade) Exterior Area 2823.69 sq ft
Interior Area 2601.00 sq ft



0 6 12 ft

PREPARED: 2021/11/05



EXCEPTIONAL FEATURES

- Fabulous near-lake, panoramic view from Dilworth Mountain to Peachland
- Walk to public lake access and to Cedar Creek Park
- Large 0.336 acre lot with great privacy
- Located on a quiet, desirable street
- Room for a pool, piping and electrical conduits are pulled to backyard, boiler is sized for a pool, connected to mechanical room
- Triple car garage with access to the home's mud/laundry room
- Built in vacuum system
- Security system
- Two gas fireplaces, both being on the main living space
- Ranch style home with walk-out basement to the private backyard
- Additional 1 bedroom in-law suite perfect for extended family
- Over 5430 sq. ft. of living space with 5 bedrooms and 5 bathrooms

Main Level

Foyer

- Solid wood door with inset glass panels that provide natural light
- Adjacent guest coat closet with French doors
- Barrel ceiling adds interest to the entry

Living Room

- Stunning living room captures the beautiful Okanagan Lake view
- Featuring a gas fireplace with moulded plaster surround and raised hearth, mounted media above and wall alcoves with built-in cabinetry
- Enjoy hosting family and friends over within the open concept design

Kitchen

- Spectacular lake views, bright sun splashed gourmet kitchen and dining room
- Granite countertops, raised bar seating, under cabinet lighting and granite backsplash
- Top-of-the line appliance package for the chef in the family to enjoy
- Solid hardwood flooring
- 2 pantries provide lots of additional storage, one located in laundry room
- Convenient built in desk space

Dining Room

- Lakeview dining area with access to the large deck
- Cozy gas fireplace to enjoy in the cooler months
- Located just off the kitchen
- Chandelier lighting above the dining room table
- Hardwood flooring
- Windows are equipped with recessed blinds

Den/Office

- Main floor office with vibrant view of Okanagan Lake
- Located just off the dining room/kitchen

Primary Bedroom Suite

- On main level with direct walk-out access to the partially covered deck
- Multiple windows offering lots of natural light and embracing the lakeview
- Windows are equipped with shutter blinds
- Recessed lighting
- Full walk-in closet with hanging rails and additional storage
- Hardwood flooring

5-Piece Ensuite

- This luxurious ensuite features his/her separate undermount sinks, make-up seating, free standing tub with mounted media perfect for relaxing
- Window adds natural light
- Seamless glass and tile walk-in shower with waterfall and hand wand shower heads, bench seating, multiple jets, recessed lighting and steamer option
- Privacy toilet room
- High gloss tile flooring

2 Guest Bedrooms with Shared 5-Piece Bathroom

- Both bedrooms are a good size and offer front yard views, closets, hardwood flooring and pocket door access to the bathroom
- One bedroom features a built-in desk space
- The shared bathroom offers granite countertops with undermount sinks, mounted mirror, quality cabinetry, and tile flooring
- Acrylic tub/shower combo with tile surround, half glass door, recessed lighting and hand wand shower head

Powder Room

- Located off the laundry room, kitchen and main hallway from the foyer
- Pedestal sink with mounted mirror and bar lighting above
- Hardwood flooring

Lower Walk Out Level

Family Room

- Cozy entertainment space with direct walkout access to the level, private backyard and covered patio
- Hardwood flooring
- Multiple windows offering natural light

Gym/Theatre Room

- Extended 2 storey ceiling
- Multi use space for basketball court, floor hockey, squash, etc.
- Storage under the stairs to the main level
- The theatre room offers plush carpeted flooring, blackout blinds, recessed lighting, projector screen and tiered seating

Den/Bedroom

- Can be used as a home office or for a guest bedroom
- Hardwood flooring
- Located just off the family room

3-Piece Bathroom

- Full bathroom with tiled walk-in shower
- Walk-through access to the storage room/hallway to backyard

1 Bedroom/1 Bathroom In-Law Suite

- The in-law suite features stainless steel appliances, granite countertops, separate entrance and hardwood flooring
- Bright bedroom with partial walk-in closet
- Open design perfect for choosing furniture placement
- Recessed lighting
- 4-piece bathroom with acrylic tub/shower combo, tile surround, half glass door, hand wand shower head and recessed lighting
- Vanity with solid surface counter, undermount sink and mounted mirror with bar lighting above
- This space is currently used as home gym





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LEADERSHIP WITH EXPERIENCE

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