



JANE HOFFMAN
REALTY

EMBRACE LIFE ON THE SHORES OF OKANAGAN LAKE - TIMELESS HOME DESIGN



PROUDLY MARKETING BY JANE HOFFMAN

3590 Lakeshore Road
Kelowna, BC

DETAILS

Address	3590 Lakeshore Road	Bedrooms	5
	Kelowna, BC	Bathrooms	8, 6 full, 2 half
		Finished Area	3996 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.43 Acre, 67 ft. x 296 ft.	Year Built	2008, Substantially Renovated
Water Frontage	67 ft.	Exterior	Hardie Board, Brick
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Forced Air
Views	Lake, Mountain, Valley	Cooling	Central Air
Main Level	1618 sq. ft.	Fireplace	3 Fireplaces
Upper Level	2378 sq. ft.	Garage/Driveway	Attached Double, Double Carport
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Foyer: 9 10 x 6 10	Primary Bedroom: 15 9 x 11 11	<ul style="list-style-type: none">• Miele microwave• Miele coffee machine• Miele dishwasher• Miele gas oven• SUB-ZERO fridge• SUB-ZERO freezer• Samsung Washer/dryer
Great Room: 23 5 x 13 9	Full Ensuite Bath: 15 6 x 7 11	
Living Room: 15 7 x 11 10	Walk-In Closet: 7 4 x 5 11	
Dining Room: 11 x 11 9	Bedroom: 11 4 x 12 9	
Kitchen: 18 x 11 8	Walk-In Closet: 8 8 x 3 6	
Pantry: 4 9 x 6 3	Full Ensuite Bath: 11 5 x 12 8	Mechanical <ul style="list-style-type: none">• Honeywell thermostat• Lift Master Garage Door Opener• Navien hot water on demand• MVAC central vac• Trane furnace• Trane A/C• Lifebreath ventilation
2-Piece Bathroom: 4 8 x 5 6	Bedroom: 12 4 x 10 4	
Den / Office: 12 11 x 7 7	Full Ensuite Bath: 11 5 x 12 8	
Laundry: 7 11 x 6 5	Walk-In Closet: 5 5 x 4 8	
Media Room: 11 8 x 14 4	Family Room: 13 2 x 15 4	
Full Bathroom: 9 11 x 7 11	Laundry: 8 11 x 6 4	
Deck: 17 4 x 15 6	2-Piece Bathroom: 5 x 7 10	
Workshop: 13 x 7 7	Bedroom: 14 10 x 11 9	
Garage: 21 4 x 26	Full Ensuite Bath: 9 5 x 8 5	
	Bedroom: 14 11 x 12	
	Full Ensuite Bath: 9 10 x 12	

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.



PRIME LEVEL LAKESHORE - WHARF - POOL

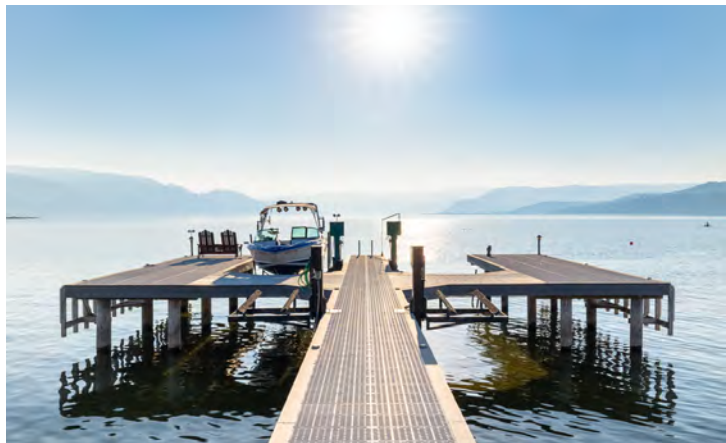
This timeless waterfront home was recently fully renovated, is well-appointed throughout & offers a prime location. The home boasts 5 beds and 8 baths with over 3900 sq. ft. of living. As you enter the home through the foyer, lake views welcome you to an open main floor with a great room, living room & kitchen that all flow together seamlessly. Exquisite gourmet kitchen finished with the utmost attention to detail. White cabinetry and counters with contrasting black hardware and professional stainless-steel appliances create a bright space.

Host friends in the formal lake view dining area with a gas fireplace, relax in the main floor media room. Enjoy direct access to the backyard oasis which features the most spectacular swimming pool and fully covered outdoor bar/kitchen that is beyond compare! 2 laundry rooms.

The second level features 5 bedrooms all offering ensuites. Three of the bedrooms including the primary suite span the back of the home with access to a beautiful lake view patio perfect for watching the sunset on Okanagan Lake. Primary suite features a gorgeous ensuite with custom vanity area, soaking tub, glass shower and large walk-in closet. A family room with access to a fully covered patio completes this level.

At the water's edge is a fabulous wharf system to keep you enjoying life on the water all summer long. Just minutes to downtown Kelowna along the coveted Lakeshore Road, this is a fabulous location only a short stroll to nearby amenities.

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



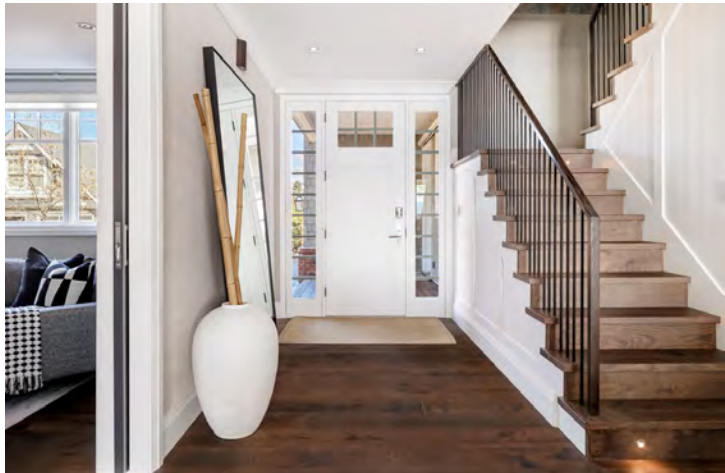


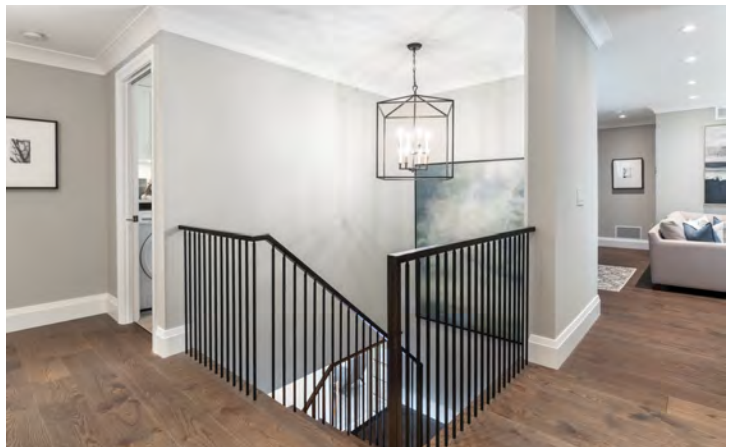


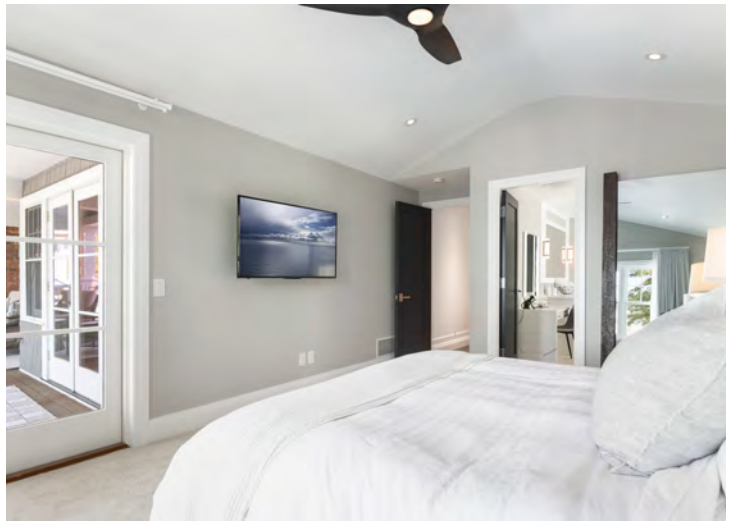




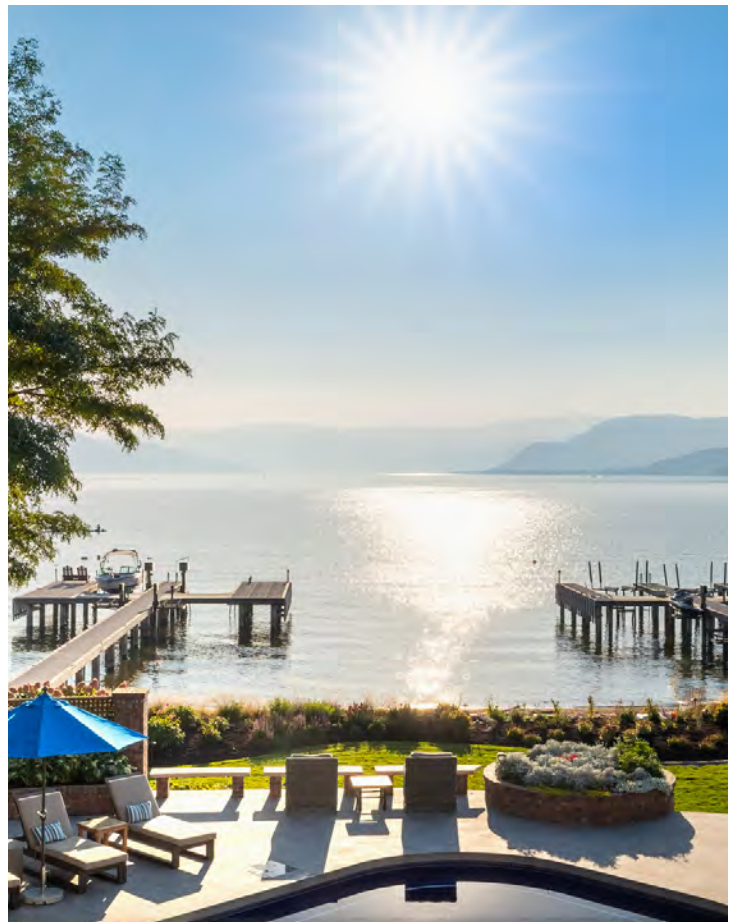


















5 BED | 8 BATH | 3996 SQ.FT
MAIN FLOOR 1618 SQ.FT



3590 LAKESHORE ROAD

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

5 BED | 8 BATH | 3996 SQ.FT
UPPER FLOOR 2378 SQ.FT



3590 LAKESHORE ROAD

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

EXCEPTIONAL FEATURES

- Enjoy life on Okanagan Lake from this quality built home with close to 4000 sq. ft. of living space, offering 8 bathrooms & 5 bedrooms all with ensuite baths
- Recent full renovation of the home including an addition of 1900 sq. ft. - a family room, two bedrooms with ensuites and an attached garage
- Wharf system with 3 ton boat lift and 1 ton seadoo lift
- Poolside lounging perfect for relaxing and enjoying the sunsets
- Full outdoor kitchen by the poolside which offers drop down media from the ceiling, fire table, granite countertops, sink, beer tap, ice maker, bar fridge & built-in BBQ
- Fully landscaped and gated grounds create exceptional curb appeal
- Only a short distance from all of downtown Kelowna amenities, restaurants and boutique shops
- Enjoy the convenience of the pool side 3-piece bathroom
- Oversized double garage with epoxy flooring, workstations, access to the utility room and man door to outside
- Main floor laundry as well as second floor laundry
- Hidden built-ins upstairs in the hallway leading to the primary bedroom great for linens etc.
- Fully irrigated grounds
- The professional stainless steel appliance package in the kitchen will impress the chef in the family
- Extra parking outside beside the attached double garage
- Covered backyard patio with awnings, heaters, tile flooring, recessed lighting
- Pool house is located on the waters edge, illuminated dock
- Fireplace on the second level covered balcony with stunning lakeviews

Main Floor

Foyer

- Fully landscaped with walking path leading to the front entry door
- Bright foyer with immediate views of Okanagan Lake

Den/Media

- Large windows overlooking the landscaped front yard
- Windows are equipped with drapes
- Dark wood paneled feature wall with mounted media
- Hardwood flooring, recessed lighting

Kitchen/Dining Room

- Fully renovated lakeside kitchen with attention to fine details
- Large stone centre island with designer lighting above, can easily seat up to 4
- Quality cabinetry finished with soft closing hardware and under-lighting creating a brighter working space
- Cabinet finished fridge / freezer for a modern, sleek finish
- Large pantry with built-in shelving
- Open design with the rest of the main floor making it an inviting space for entertaining friends and family
- Oversized natural gas fireplace creates warm ambiance
- The dining room is surround by the lakeview and offers a seamless transition to the lakeside outdoor/poolside lounging area

Living Room

- Enjoy the ease of access through the NANO doors to outdoor living and the shores of Okanagan Lake
- Open design with the kitchen, creating a bright living space
- Recessed lighting, hardwood flooring, crown molding

2-Piece Bathroom

- Tucked away on the main floor
- Unique floor to ceiling tile design
- Vanity with undermount sink and mounted mirror above

Laundry Room

- Window, folding counter

Bedroom 1 + 3-Piece Ensuite

- Lakeside bedroom with views of the lake and fully landscaped backyard
- Recessed lighting, mounted media and hardwood flooring
- Windows are equipped with pull down blinds
- The ensuite features a seamless glass and tile walk-in shower with hand wand shower head, recessed lighting and wall niche for shower products
- Heated tile in a unique design
- Vanity with stone counters, undermount sink and mounted mirror above with bar lighting

Upper Level

Family Room

- Located between the bedrooms creating a warm and inviting space to relax with one of your favourite shows
- Sliding glass door access to the covered, heated balcony with views overlooking the front yard
- Linear fireplace with mounted media above
- Recessed lighting and crown molding

Bedroom 2 + 4-Piece Ensuite

- Spacious bedroom with plush carpet flooring, ceiling fan and multiple windows providing natural light
- Enter the walk-in closet through a pocket door that offers hanging rails, shelving, shoe shelving and additional storage
- Spa-inspired ensuite with heated tile flooring, vanity with undermount sink and mounted mirror
- Soaker tub positioned next to large window with front yard views
- Privacy toilet room
- Seamless glass and tile walk-in shower with bench seating, wall niche for shower products, recessed lighting, hand wand shower head

Bedroom 3 + 4-Piece Ensuite

- This bedroom offers the same layout as bedroom #2 with the same finishings

Primary Bedroom + 5-Piece Ensuite

- Stunning lakeside primary retreat with wall of windows taking in the lakeview and ease of access to the covered balcony
- Vaulted ceilings, recessed lighting, ceiling fan and plush carpet flooring
- Windows equipped with drapes
- Full walk-in closet with hanging rails, shelving, shoe shelving and carpet flooring
- Resort like ensuite with quality finishings
- Seamless glass and tile walk-in shower with hand wand shower head and wall niche for products
- Heated tile flooring
- Large vanity with thick slab of stone counter, two undermount sinks and quality cabinetry with soft closing hardware

Bedrooms 5 & 6

- Both of these bedrooms offer access to the lakeview balcony and capture the views
- Both rooms have plush carpet flooring, mounted media and vaulted ceilings
- Spa inspired ensuites complement both bedrooms and are finished with quality materials

Laundry Room

- Bright laundry room convenient to the bedrooms
- Stone countertops utility sink set in cabinet, tile backsplash
- Upper cabinetry, tile flooring
- Window overlooking the balcony/front courtyard



3590 LAKESHORE ROAD



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