



JANE HOFFMAN
REALTY

WATERFRONT CONDO IN DOWNTOWN KELOWNA



PROUDLY MARKETED BY DEAN SIMONELLI

221-1088 Sunset Drive
Kelowna, BC

DETAILS

Address	221-1088 Sunset Drive Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	1951 sq. ft.

SPECIFICATIONS & FEATURES

Location	Kelowna North	Year Built	2003
Water	Municipal	Exterior	Stucco
Sewer	Connected	Roof	Tile
Views	Lake, Mountain Views	Heating	Natural Gas, Electricity, Heat Pump
Main Level	1951 sq. ft.	Cooling	Central Air
Upper Level	1236 sq. ft.	Garage/Driveway	2 Parkade Stalls, #3 & #4
Strata Fee	\$1,064.10	Foundation	Concrete
Amenities	Gym, Pool		

Room Sizes - Main Level

Kitchen: 12 x 9
Dining Room: 21 x 24
Living Room: 13 6 x 12 6
Primary Bedroom: 18 x 12 6
Full Ensuite Bath: 8 x 5
2-Piece Bathroom: 8 x 6
Laundry: 5 6 x 5

Room Sizes - Upper Level

Bedroom: 13 x 11 6
Bedroom: 16 6 x 11 6
Den / Office:
Full Bathroom: 9 x 5

Inclusions

- Electric stove
- Dishwasher
- Microwave
- LG fridge/freezer
- LG washer
- LG dryer

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 LAKEFRONT LIVING AT DISCOVERY BAY RESORT

Discover the convenience of urban living in downtown Kelowna. Beautifully appointed corner suite.

Enjoy gorgeous views of the beach and Okanagan Lake.

This home features a main floor master and two additional bedrooms and study up with award-winning main bathroom! Quality finishings include granite counters and designer drapery.

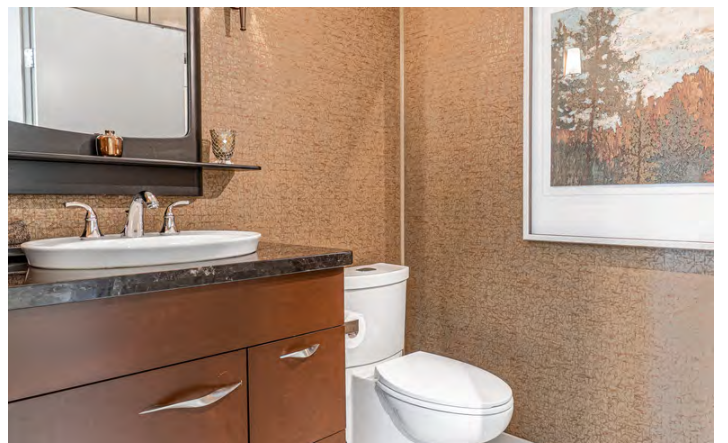
Home offers 2 decks for taking advantage of outdoor living and 2.5 baths. Best location in the complex.

2 side by side parking stalls with both just steps to the suite door!

Easy access also to the pool and gym from the upper level of this one-of-a-kind suite! Must get inside to fully appreciate. Short term rentals allowed.

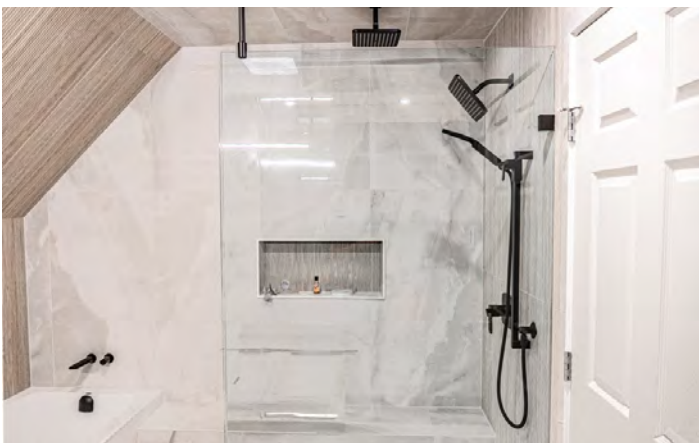
Listing Agent - Dean Simonelli | Contact dean@janehoffman.com or 250-866-0088

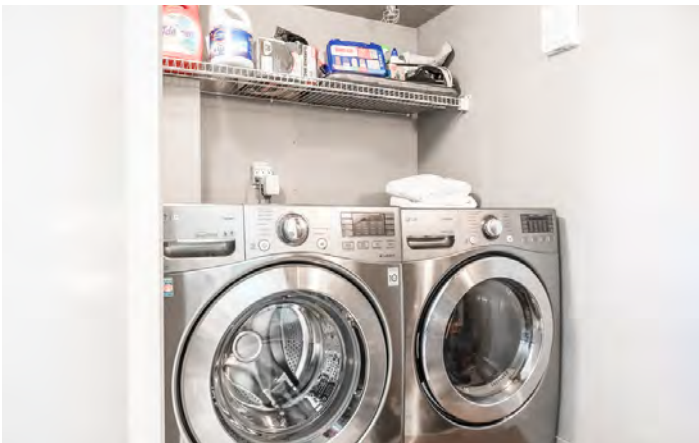


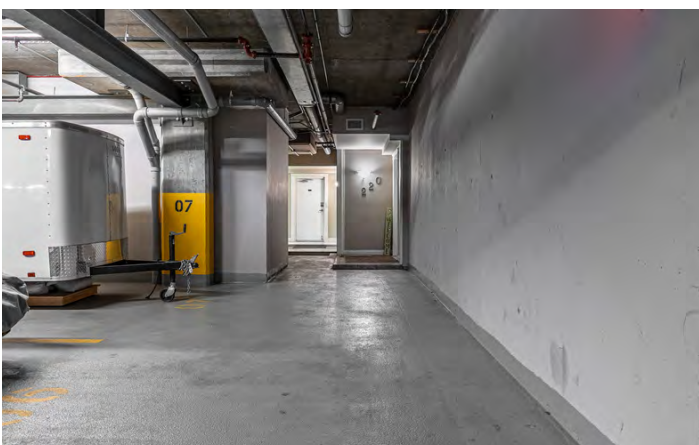
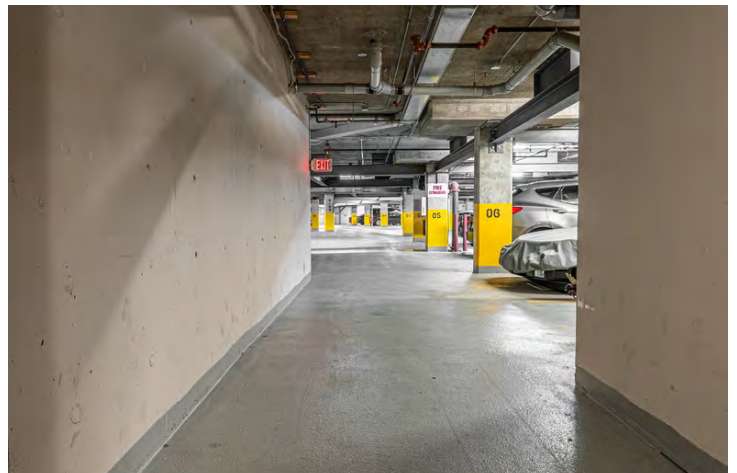














221-1088 Sunset Dr, Kelowna, BC

1st Floor Exterior Area 1286.85 sq ft
Interior Area 1182.15 sq ft



PREPARED: 2023/06/29



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.

221-1088 Sunset Dr, Kelowna, BC

2nd Floor Exterior Area 711.23 sq ft
Interior Area 618.94 sq ft
Excluded Area 16.91 sq ft



PREPARED: 2023/06/29

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.

EXCEPTIONAL FEATURES

- This desirable corner unit is located centrally in the heart of downtown Kelowna
- Fantastic building with great amenities that include indoor/outdoor pools, steam room, rec room & gym
- Enjoy the breathtaking views of Okanagan Lake and mountains from a choice of 2 balconies, room for outdoor seating and BBQ
- Front door leads directly to 2 side by side underground parking stalls
- Fantastic location near walking/hiking and biking trails, close proximity to Knox mountain, near shopping, restaurants, wineries, brewery's and other great Kelowna attractions

Kitchen/Dining

- Granite countertops, tile backsplash and shaker style cabinetry
- The upper cabinets extend to the ceiling, providing ample storage space, the lower cabinets and drawers are accented with stainless steel handles, cabinetry has soft close components
- The heart of this kitchen features a stunning center island with bar top seating for 4 and a beautiful hanging light fixtures meticulously crafted and placed to illuminate the space
- The functionality of this kitchen is enhanced by professional stainless-steel appliances
- Room for spacious dining room table defined by a stunning crystal and metal chandelier
- Windows capture the beautiful lake and mountain views

Living Room

- Large windows provide lots of natural light and showcase the ever-changing views of Okanagan Lake and the surrounding mountains
- Open concept living room with vaulted ceiling providing a bright and spacious environment
- Feature wall with built in media and shelving
- Access to two balconies perfect for relaxing and enjoying the beautiful panoramic lakeview setting

Laundry

- LG front load washer and dryer, storage, built-in shelving, wall mounted hangers
- Service panel located in this room

Main Level Bedrooms

- Primary bedroom features, plush carpeting, beautiful chandelier in the center of this room, 2 double door closets, windows capture the lake and mountain views, access to outdoor balcony, and a 4-piece ensuite

Main Level Baths

- 3-piece main bath with tile flooring, vanity with one sink, wall mounted mirror, shelving, and shower
- 4-piece primary ensuite offers tile flooring, vanity with two undermount sinks, wall mounted mirror with bar lighting, frameless glass shower with floor to ceiling tile, rain and handheld shower heads

Upper Level Bedrooms and Bathroom

- Two bedrooms on this level both feature vaulted ceilings, plush carpeting, spacious closets, and picture windows. These two bedrooms share a 5-piece bath
- The 5-piece bathroom offers vaulted ceilings, floating vanity with two undermount sinks, lighting below, two wall mounted mirrors with bar lighting, tiled-in tub, and frameless glass shower with bench seating, rain and handheld shower heads



LISTED BY DEAN SIMONELLI

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