



**JANE HOFFMAN**  
REALTY

# MODERN LUXURY LIVING AT THE LAGOONS



**MARKETED BY JANE HOFFMAN**

**124 - 1156 Sunset Drive**  
**Kelowna, BC**

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## DETAILS

Address	124 -1156 Sunset Drive	Bedrooms	3
	Kelowna, BC	Bathrooms	3, 2 full, 1 half
		Finished Area	2188 sq. ft.

## SPECIFICATIONS & FEATURES

Main Level	831 sq. ft.	Year Built	1995
Lower Main	263 sq. ft.	Exterior	Stucco
Upper Level	1094 sq. ft.	Roof	Tile
View	Lake, Mountain Views	Heating	Forced Air, Heat Pump, Electric
Water	Municipal		Baseboards
Sewer	Connected	Cooling	Central Air
		Fireplace	1 Gas Fireplace
		Ownership	Freehold
		Garage/Driveway	3 Parkade Stalls
		Foundation	Concrete

## ROOM SIZES

<b>Main Level</b> Dining Room: 16'6 x 14'2 Kitchen: 8'7 x 20'11 Living Room: 16'6 x 18'8	<b>Above Main</b> Bedroom: 9'1 x 12' Full Bathroom: 9'1 x 4'10 Primary Bedroom: 13'11 x 13'4 Full Ensuite Bath: 10'11 x 11'9	<b>Inclusions</b> <ul style="list-style-type: none"><li>Fredrick York s/s sink</li><li>Bosch electric stove</li><li>Bosch dishwasher</li><li>Miele built-in oven</li><li>Panasonic Microwave</li><li>Electrolux Refrigerator</li><li>Vadania s/s sink in pantry</li></ul>
<b>Lower Main</b> 2-PieceBathroom: 8'1 x 4'4 Storage: 8'8 x 3'11 Storage: 9'1 x 3'10	<b>Top Floor</b> Bedroom: 13'8 x 13'9	

**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 124-1156 SUNSET DRIVE

Living Modern at the Lagoons. 3 Parking stalls in the Parkade, 2 have EV chargers! For those looking to live a luxurious downtown Kelowna lifestyle with close proximity to the water and exceptional finishings this is it. This west facing corner unit 3 level townhome has been brilliantly renovated from top to bottom with the utmost attention to detail and design. Open concept main floor flows seamlessly between the dining area, living area and kitchen. Gourmet kitchen with professional appliances and a huge center island perfect for gathering. Gorgeous, custom floor to ceiling wine rack off dining area. From the kitchen step through the accordion doors to access the lake view patio and watch the sunset glimmer over the lake.

Additional patio off the living area with built-in BBQ with bar seating overlooking lake. Primary suite on the second level offers captivating lake views, a natural rock accent wall, a private balcony, built in desk space, a large walk-in closet, and a lavish ensuite. Completing this level is another generous sized bedroom and a bathroom. Rare third floor lake view flex space that would make a fabulous office, den, or home gym.

Enjoy resort living with an indoor pool, steam room and gym all onsite. Prime location in the vibrant downtown core this home is walking distance to the waterfront, restaurants, breweries, boutiques and so much more. Perfect for year-round enjoyment or as a vacation getaway that is lock-and-leave ready.

**Listing Agent Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088

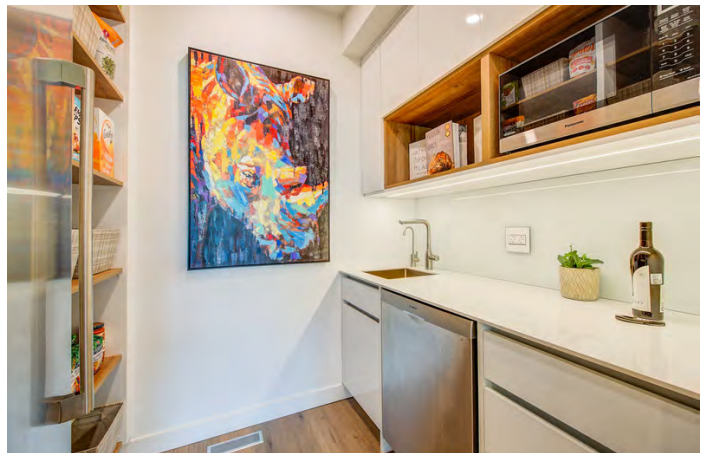












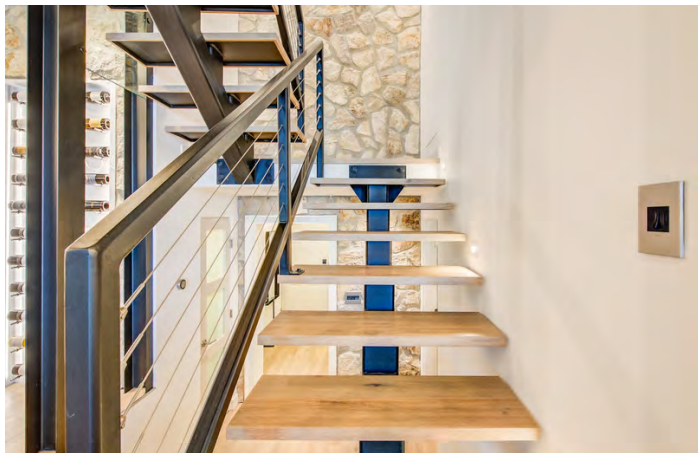
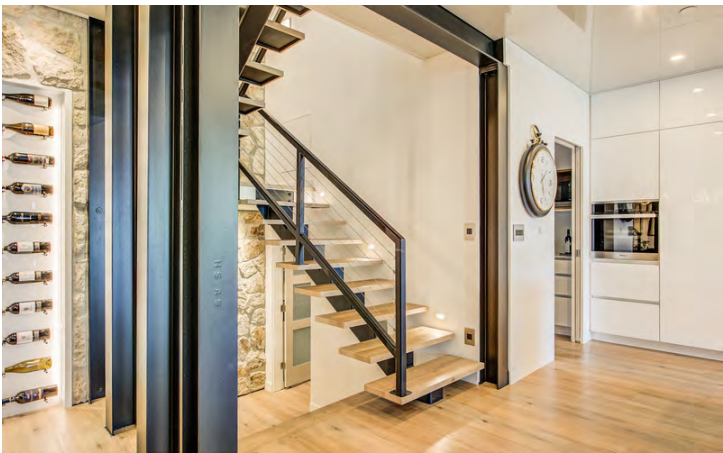
















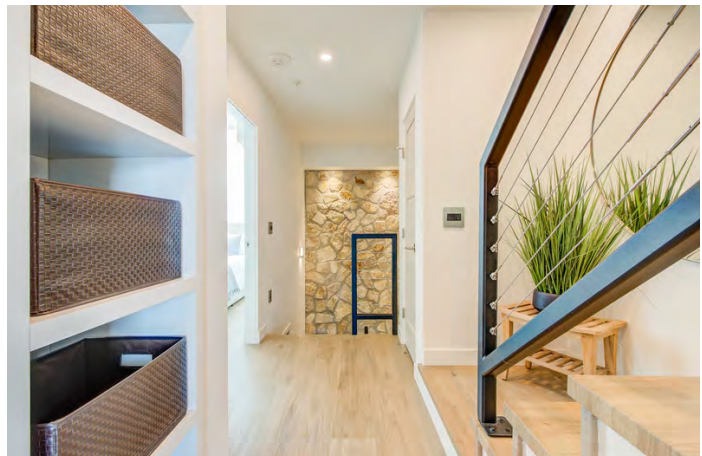




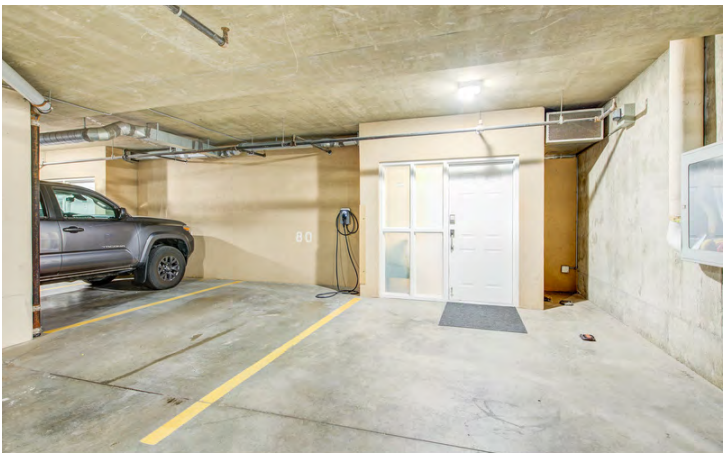














# 124-1156 Sunset Dr, Kelowna, BC

**Main Floor** Exterior Area 831.14 sq ft  
Interior Area 755.43 sq ft



**2nd Floor** Exterior Area 885.40 sq ft  
Interior Area 803.75 sq ft



0 3 6 ft

PREPARED: 2022/08/24



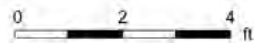
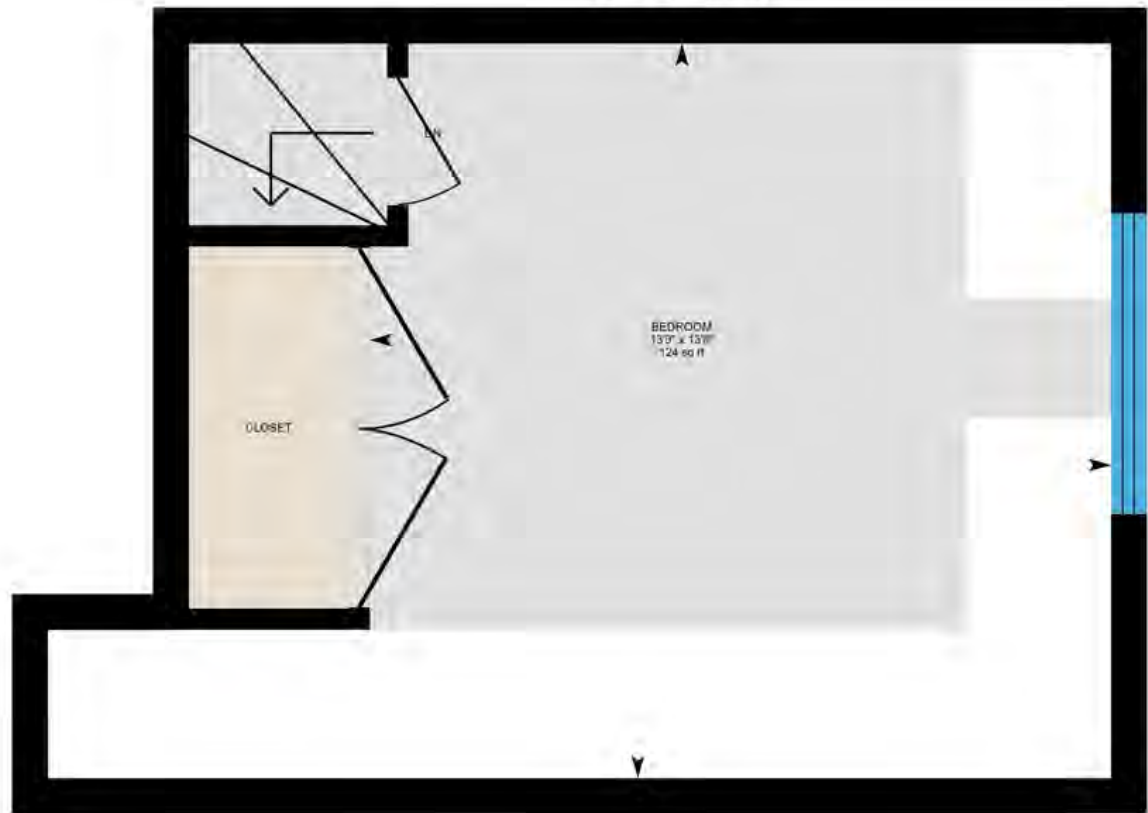


124-1156 Sunset Dr, Kelowna, BC

Lower Main Exterior Area 263.95 sq ft  
Interior Area 229.71 sq ft



Loft Exterior Area 209.04 sq ft  
Interior Area 162.84 sq ft  
Excluded Area 77.49 sq ft



PREPARED: 2022/05/24



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.



## DETAILED FEATURES

### Exceptional Features

- Extensively renovated townhome in the desirable complex of “The Lagoons” offering the best of what the Okanagan lifestyle has to offer
- Ease of access to all of City of Kelowna amenities, fine dining, theatres, parks and much much more
- Enjoy relaxing on the front patio while gazing over the lake to the surrounding mountains
- Chef style kitchen finished with top-of-line appliance package, entertainment sized centre island, pantry space and a seamless transition from the interior to outdoor patio through the accordion style doors
- This unit boasts two large storage areas, both with built-in shelving and organizers ( one located behind the wine rack wall and the other off the parkade entrance )
- The ceiling on the main floor is finished with “High Gloss” texture to create a modern appeal
- Lutron smart lighting technology
- Modern floating staircase to the 2nd level with cable railing and rock feature wall on the stair landing
- This unit comes with 3 parkade parking spots, 2 with EV chargers, guests parking and possibility for boat parking outside your front door
- Cedar hedges on front patio for added privacy
- Massive primary master bedroom with spa-inspired ensuite and private lakeview balcony
- Exterior door to parkade has electronic keypad

### Entry/Foyer

- End unit offering endless lake views with a private entrance
- Private patio surrounded with lush greenery
- Outdoor bar seating overlooking the lake
- BBQ with convenient gas hookup
- Hunter Douglas automated blinds
- Schlage door lock with G doorbell camera

### Living Room

- Linear natural gas fireplace with tile surround and extended raised hearth
- Adjacent floating shelving equipped with under lighting
- Lots of drawer storage underneath the fireplace hearth
- Tile feature wall with mounted media
- Large sliding glass door overlooking BBQ space with bar seating
- Great flow within the open concept offering the ideal space for entertaining friends and family
- Vinyl plank flooring

### Kitchen

- Massive quartz centre island with slightly raised Butcher block bar seating area
- Sleek linear LED pendant lighting above island with additional recessed lighting throughout
- Convenient built-in wireless charger in centre island
- Glossy white kitchen cabinets



- Linear LED lighting under the cabinets offering a brighter working space
- Butlers pantry off the kitchen equipped with walk-in sensor under cabinet lighting, secondary Bosch dishwasher, 36" tall freezer, sink with Grohe tap, instant boiling water tap, lots of cabinet space, Dekton counter top and built-in storage
- Pocket door with shaded glass inserts
- Vinyl plank flooring

## **Dining Room**

- Luxurious dining room with rock wall feature with built in wine storage (can hold approx. 44 bottles)
- Vertical strip LED lighting accents the wine display
- Swirling designer lighting above dining room table
- Industrial black steel beams are the perfect accent to the beautiful decor
- Modern floating staircase to the upper levels
- Behind the wine wall is a massive storage room with floor to ceiling cubbies and coat hooks

## **2-Piece Bathroom**

- Tankless TOTO washlet toilet
- Polished concrete finished vanity with stainless steel faucet
- Contrasting tiled bathroom walls add a dramatic effect to the space
- Recessed lighting and drop down lighting
- Frosted window inserts for privacy

## **Above Main Floor**

### **Bedroom #1**

- Skylights add abundant natural light
- Black ceiling fan, french door closet with shelving, hanging rails and drawers
- Convenient access to the full bathroom

### **3-Piece Bathroom**

- Quartz countertop with undermount sink and tile backsplash with mounted mirror above
- Tiled in shower with seamless glass door, recessed lighting, wall niche for shower products and hand wand shower head
- White Kohler toilet
- Cabinetry is equipped with soft closing hardware

## **Primary Bedroom**

- Stunning lakeview master retreat with patio door creating a seamless transition from the interior to the outdoor lake & mountain views
- The patio is perfect for enjoying the early sun and morning coffee
- Hunter Douglas recessed automatic blinds
- Inviting desk space with picture window overlooking the boat canal, park and Okanagan Lake
- Stone feature wall behind the headboard with drop down pendant lighting
- Lutron lighting system
- **Walk-In Closet** - Offering front load Blomberg washer and dryer with massive closet space equipped with shoe shelving, hanging rails, open shelving, cabinetry and multiple drawers



### 5-Piece Ensuite

- Soaker tub with wall niche perfect for candles, soaps and display items, the wavy tile finish behind the tub extends into the seamless glass and tile walk in shower, pebble flooring, body jets, hand wand shower head and tiled in wall niche
- Solid wood vanity countertop with his/her Kohler vessel sinks, S/S faucets, mounted mirrors with bar lighting and lakeview window
- Optimal drawer storage underneath the vanity
- TOTO washlet tankless bidet toilet
- Recessed lighting throughout

### Above 2nd Floor

#### Bedroom #3

- Sensor stair lighting leading up to this stunning lakeview bedroom
- The room features extended ceilings, large mirror, black ceiling fan, recessed lighting and vinyl flooring



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