

# JANE HOFFMAN

REALTY

# WELL MAINTAINED FAMILY HOME - LAKEVIEW



# MARKETED BY SHERRY TRUMAN

2844 Salish Road West Kelowna, BC

### **DETAILS**

Address 2844 Salish Rd Bedrooms 4

West Kelowna, BC **Bathrooms** 3 Full

Finished Area 2425 sq. ft.

# SPECIFICATIONS & FEATURES

**Lot Size** 0.184 Acres, 80 ft. x 149 ft. **Year Built** 2002

Main Level1380 sq. ft.ExteriorVinylLower Level1045 sq. ft.RoofAsph.

Lower Level1045 sq. ft.RoofAsphalt/Fibreglass ShinglesViewLake, Valley, MountainHeatingNatural Gas Forced Air

Water Irrigation District Cooling Central Air

Sewer Connected Garage/Driveway Attached Double

Fireplaces1Gas FireplaceFoundationConcreteOwnershipFreehold

## **ROOM SIZES**

### **Main Level**

Dining Room: 9 4 x 11 1 Family Room: 26 9 x 21 8

Kitchen: 10 7 x 10

Primary Bedroom: 14 2 x 17 5 Full Ensuite Bath: 5 6 x 10 2 Full Bathroom: 8 7 x 8 7

Bedroom: 10 x 11 Bedroom: 10 x 10 11

### **Entry Level**

Living Room: 25 4 x 11 7

Kitchen: 11 3 x 8 6

Dining Room: 89 x 610

Full Bathroom: 5 x 8 Bedroom: 12 5 x 11 7

Laundry: 20 4 x 5 8

Garage: 20 3 x 20 3

### **Inclusions**

Maytag gas range

Microwave

• LG fridge

Dishwasher

• Washer & Dryer

### Mechanical

Furnace

Hot water tank

A/C unit

**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 2844 SALISH ROAD**

Fantastic family home in West Kelowna with beautiful lake views and excellent curb appeal. Meticulously maintained with pride in ownership evident throughout. New paint creates a bright and fresh space. Home offers 4 bedrooms and 3 bathrooms including a 1-bedroom inlaw suite. Ideal layout with 3 of the bedrooms on the main level and the 1-bedroom suite located on the lower level great for extended family.

Open concept main floor living with gorgeous lake, mountain and vineyard views from the living room. Living room features a gas fireplace and access to a front lake view patio. This is the perfect place for sipping your morning coffee or watching the evening sun glimmer on the lake. Kitchen offers stainless steel appliances and a peninsula with seating. Dining area off the kitchen. Step through the sliding door to the walkout backyard. Level-patio great for a dining set-up and BBQ.

Generous-sized main floor primary bedroom with lake views, a walk-in closet and 3-piece ensuite. Two additional bedrooms with an adjacent 4-piece shared bath. The in-law suite comprises the lower level and features 1 bedroom, a rec room, kitchen plus has a separate entrance. Fully landscaped, and two car garage with exterior RV parking. Great location in a rural neighborhood yet minutes to the West Kelowna amenities. Homes on this street do not come up often. Do not miss out on this opportunity!

**Listing Agent Sherry Truman** | Contact sherry@janehoffman.com or 250-215-9006













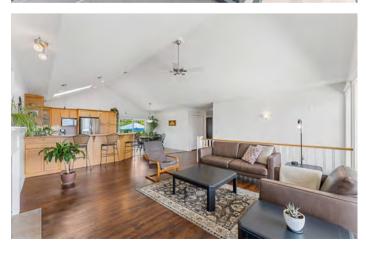


































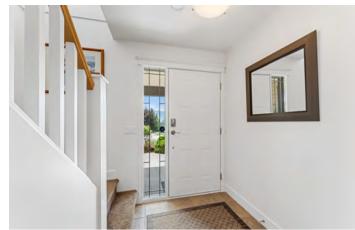










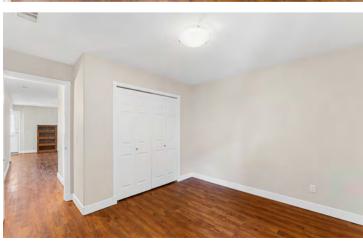














# 2844 Salish Rd, West Kelowna, BC



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.

PREPARED: 2023/06/30

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Lower Level Exterior Area 980.68 sq ft Interior Area 904.11 sq ft Excluded Area 438.06 sq ft





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## **DETAILED FEATURES**

# **Exceptional Features**

- Desirable family home in West Kelowna with 2425 sq. ft. of living space and 4 beds and 3 baths
- 1 bedroom, 1 bath in-law suite
- Attached double car garage
- The main floor captures the views overlooking the lake, valley and vineyards
- Excellent curb appeal from with the fully landscaped front yard
- Kitchen offers stainless steel appliances and a peninsula with seating
- Open concept main floor living takes advantage of the panoramic view
- Ideal layout with 3 of the bedrooms on the main level and the 1-bedroom suite located on the lower level, great for extended family
- RV parking is available
- Great location in a rural neighborhood yet minutes to the West Kelowna amenities
- Level patio is great for outdoor BBQ's

# **Grade Level Entry**

# **Foyer**

Bright entry with tiled flooring, hallway leads to a guest coat closet

# **Laundry Room/Mechanical Room**

• Washer & dryer, utility sink, room for freezer with storage space

### **Main Floor**

# **Living Room**

- Bright and open living room open to the kitchen and dining
- Large windows capture the views of the valley and provide lots of natural light
- Ease of access to the covered deck
- Vaulted ceilings, ceiling fan
- Gas fireplace with tile surround creates a warm ambiance

# **Kitchen/Dining Room**

- · Spacious kitchen with direct walk-out access to the fenced backyard
- Lots of cabinet space, tile flooring and raised bar seating for guests
- Skylight and vaulted ceilings add abundant natural light
- Large dining room with drop down lighting
- Sliding glass doors to the backyard equipped with pull down blinds

# **Primary Bedroom With 3-Piece Ensuite Bathroom**

- Valley view positioned bedroom with partial vaulted ceilings
- Ease of access to the covered deck
- The full ensuite features a walk-in shower, vanity with circular sink and mounted mirror with bar lighting above
- Walk-in closet with hanging rails, shelving and pocket door

# Bedrooms #2, #3

- Both good sized bedrooms, one offers a closet with double bi-fold doors
- Large windows provide natural light

### 4-Piece Bathroom

- Acrylic tub/shower combo
- Vanity with arborite counter and mounted mirror above with bar lighting
- Opening frosted glass window
- Tile flooring

### 1-Bed / 1- Bath In-Law Suite

- Very convenient 1 bed, 1 bath in-law suite with separate access and parking
- Kitchen with electric stove, fridge and sink
- Dining room has window overlooking front yard
- Full bathroom with tile flooring, acrylic tub/shower combo and vanity
- Bedroom with French style closet doors and exterior window







# LISTED BY SHERRY TRUMAN

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# LEADERSHIP WITH EXPERIENCE

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