



**JANE HOFFMAN**  
REALTY

# WELL MAINTAINED FAMILY HOME - LAKEVIEW



**MARKETED BY SHERRY TRUMAN**

***2844 Salish Road***  
***West Kelowna, BC***

---

## DETAILS

---

<b>Address</b>	2844 Salish Rd West Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	3 Full
		<b>Finished Area</b>	2425 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Lot Size</b>	0.184 Acres, 80 ft. x 149 ft.	<b>Year Built</b>	2002
<b>Main Level</b>	1380 sq. ft.	<b>Exterior</b>	Vinyl
<b>Lower Level</b>	1045 sq. ft.	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>View</b>	Lake, Valley, Mountain	<b>Heating</b>	Natural Gas Forced Air
<b>Water</b>	Irrigation District	<b>Cooling</b>	Central Air
<b>Sewer</b>	Connected	<b>Garage/Driveway</b>	Attached Double
<b>Fireplaces</b>	1 Gas Fireplace	<b>Foundation</b>	Concrete
		<b>Ownership</b>	Freehold

## ROOM SIZES

---

<b>Main Level</b>	<b>Entry Level</b>	<b>Inclusions</b>
Dining Room: 9 4 x 11 1	Living Room: 25 4 x 11 7	<ul style="list-style-type: none"><li>• Maytag gas range</li><li>• Microwave</li><li>• LG fridge</li><li>• Dishwasher</li><li>• Washer &amp; Dryer</li></ul>
Family Room: 26 9 x 21 8	Kitchen: 11 3 x 8 6	
Kitchen: 10 7 x 10	Dining Room: 8 9 x 6 10	
Primary Bedroom: 14 2 x 17 5	Full Bathroom: 5 x 8	
Full Ensuite Bath: 5 6 x 10 2	Bedroom: 12 5 x 11 7	
Full Bathroom: 8 7 x 8 7	Laundry: 20 4 x 5 8	
Bedroom: 10 x 11	Garage: 20 3 x 20 3	
Bedroom: 10 x 10 11		<b>Mechanical</b>
		<ul style="list-style-type: none"><li>• Furnace</li><li>• Hot water tank</li><li>• A/C unit</li></ul>

**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 in-law 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](mailto:sherry@janehoffman.com) or 250-215-9006































# 2844 Salish Rd, West Kelowna, BC

Main Floor Exterior Area 1380.59 sq ft  
Interior Area 1290.83 sq ft



PREPARED: 2023/06/30

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.



# 2844 Salish Rd, West Kelowna, BC

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



PREPARED: 2023/06/30



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.



## 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**

C: 250-215-9006

T: 250-866-0088

E: [sherry@janehoffman.com](mailto:sherry@janehoffman.com)

**Unison**

JANE HOFFMAN REALTY





**JANE HOFFMAN**  
REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

[JANEHOFFMAN.COM](http://JANEHOFFMAN.COM)