



JANE HOFFMAN
REALTY

MODERN TOWNHOME IN DESIRABLE LOCATION



PROUDLY MARKETED BY JANE HOFFMAN

20-625 Boynton Place
Kelowna, BC

DETAILS

Address	20-625 Boynton Place Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	2349 sq. ft.

SPECIFICATIONS & FEATURES

Water	Municipal	Year Built	2013
Sewer	Connected	Exterior	Hardie Board
Views	Streetscape	Roof	Asphalt/Fibreglass Shingles
Main Level	1174 sq. ft.	Heating	Natural Gas Forced Air
Lower Level	1175 sq. ft.	Cooling	Central Air
Strata Fee	\$452.10	Garage/Driveway	Attached Double
Foundation	Concrete		

Room Sizes - Main Level

Foyer: 10 7 x 14 3

Living Room: 12 11 x 12 4

Kitchen: 13 x 17

Dining Room: 14 11 x 9 7

2-Piece Bathroom: 4 7 x 4 10

Primary Bedroom: 11 11 x 13 8

Full Ensuite Bath: 8 7 x 8 7

Walk-In Closet: 11 10 x 4 9

Laundry: 9 5 x 5 11

Garage: 19 3 x 20

Inclusions

- Electric oven
- Microwave
- Fridge/freezer with French style doors
- Dishwasher

Room Sizes - Lower Level

Rec Room: 24 8 x 21 11

Wet Bar: 8 6 x 7 6

Full Bathroom: 8 7 x 4 11

Bedroom: 12 4 x 19 4

Walk-In Closet: 6 4 x 10

Utility: 11 10 x 12 3

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 20-625 BOYNTON ROAD

Gorgeous townhome on Boyton in a desirable Glenmore community. Enjoy two spacious levels of living. The main level offers a large kitchen with both island and counter seating plus new appliances. Quality finishings include custom cabinetry, stone counters and stainless-steel appliances.

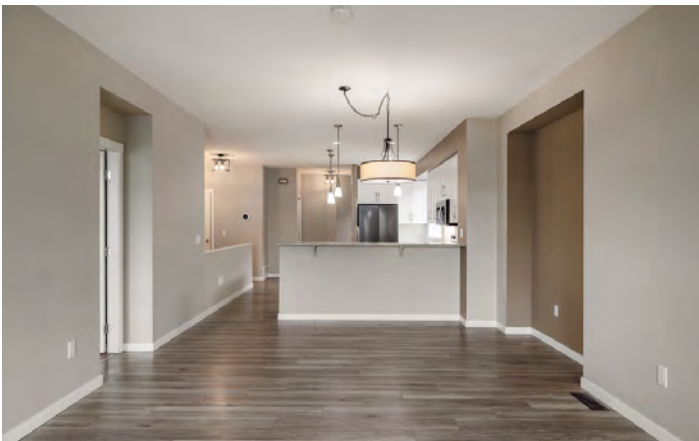
Open-concept with dining area and living room. Enjoy access to the covered patio ideal for savoring your morning coffee. On the main floor discover a generous-sized primary suite. This space features a 5-piece ensuite, walk-in closet with built-ins plus a door to access the patio.

Downstairs is a great entertainment area with a rec room, and wet bar. The fully fenced backyard off the rec room is great for children and pets. One bedroom with a 4-piece ensuite is located on this level.

This is a prime location adjacent to hiking trails on Knox Mountain and just minutes from downtown Kelowna.

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







20-625 Boynton Pl, Kelowna, BC

Main Floor Exterior Area 1188.97 sq ft
Interior Area 1103.65 sq ft
Excluded Area 409.75 sq ft



PREPARED: 2023/07/26

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.

20-625 Boynton Pl, Kelowna, BC

Lower Floor Exterior Area 1131.03 sq ft
Interior Area 1049.34 sq ft



PREPARED: 2023/07/26

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

- A fantastic opportunity to live in a desirable Glenmore neighbourhood with close proximity to all of downtown Kelowna amenities
- A very low maintenance, easy to lock and leave
- Two level living with 2 bedrooms and 3 bathrooms
- Enjoy easy walking access to multiple hiking trails
- New appliances in the kitchen
- Downstairs is great for entertaining with a large rec room, wet bar and direct walkout access to the fenced backyard
- Attached double garage
- Over 2300 sq. ft. of living space

Kitchen/Dining Room

- Open design kitchen with the rest of main floor living spaces
- Centre island with stone counters and drop-down lighting, raised bar seating
- Quality cabinetry with under cabinet lighting for a brighter work space
- Large dining area with alcove for dining hutch

Living Room

- Open to the main living space with direct walkout access to the covered deck
- Pre-wired for mounted media
- Windows are equipped with pull down blinds

Primary Bedroom + 5-Piece Ensuite

- Main level primary bedroom with access to the deck
- Large windows flood the space with natural light
- Walk through closet with built-in organizers, hanging rails and hooks
- The ensuite features a vanity with his and her sinks, mounted mirror with bar lighting above
- Separate shower with attached soaker tub and tile surround

2-Piece Bathroom

- Pedestal sink with mounted mirror above

Laundry Room

- Samsung front load washer and dryer with upper cabinetry
- Direct access to the double car garage
- Tile flooring

Lower Level

Rec-Room + Wet Bar

- Large room with direct walkout access to the fenced off backyard
- Plush carpet flooring, windows equipped with shutter blinds, shaded LED lighting fixtures
- Wet bar with raised bar seating, upper and lower cabinetry, countertop, sink and mini fridge

Bedroom 2

- Spacious bedroom with deep walk-in closet
- Plush carpet flooring, window provides lots of natural light
- Access into the 3-piece bathroom

3-Piece Bathroom

- Walk-in shower with acrylic base, seamless glass door, tile surround and waterfall shower head
- Vanity with sink and mounted mirror, bar lighting
- Tile flooring



20-625 BOYNTON PLACE



LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

JANE HOFFMAN REALTY

JANE HOFFMAN REALTY

janehoffman.com | 250-866-0088



JANE HOFFMAN

REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM