



JANE HOFFMAN
REALTY

HOME ON LARGE LEVEL LOT WITH LEGAL SUITE



MARKETED BY JODI HUBER

3568 Spiers Road, Kelowna, BC

DETAILS

Address	3568 Spiers Road Kelowna, BC	Bedrooms	4
		Bathrooms	4 Full
		Finished Area	3304 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.7 Acre, 153 ft. x 212 ft.	Year Built	1966, Updated
Main Level	1601 sq. ft.	Exterior	Stucco, Wood Siding
Lower Level	1703 sq. ft.	Roof	Asphalt/Fibreglass Shingles
Water	2 Wells on Site, One for Irrigation and One 150 ft. deep Artisan Well for Residence	Heating	Natural Gas Forced Air, Electric Baseboard
Sewer	Septic Tank and Field	Cooling	Central Air
		Fireplace	1 Gas Fireplace
		Ownership	Freehold
		Garage/Driveway	Attached, Detached, 5 covered parking
		Foundation	Concrete

ROOM SIZES

Main Level	Lower Level	Inclusions
Living Room: 13'5 X 18'10	Rec Room/Gym: 13'1 X 22'5	<ul style="list-style-type: none">• Inglis electric stove
Dining Room: 11'1 X 12'4	Kitchen: 19'1 X 10'5	<ul style="list-style-type: none">• Kenmore fridge/freezer
Kitchen: 19' X 12'2	Family Room: 17'1 X 18'6	<ul style="list-style-type: none">• Maytag dishwasher
Primary Bedroom: 17'4 X 14'9	Full Bathroom: 9'8 X 8'9	<ul style="list-style-type: none">• Maytag electric stove
Full Ensuite Bath: 9'3 X 7'5	Bedroom: 10'10 X 13'2	<ul style="list-style-type: none">• LG fridge/freezer
Bedroom: 14'5 X 10'	Full Bathroom : 6'10 X 8'8	<ul style="list-style-type: none">• Front load Maytag washer dryer
Bedroom: 10'11 X 9'11	Utility: 16' X 16'9	
Full Bathroom: 7'8 X 7'6	Storage: 12'4 X 14'5	Mechanical
Garage: 27'1 X 14'7	Carport: 21' X 14'5	<ul style="list-style-type: none">• Trane Furnace
Shop: 27'7 X 28'8		<ul style="list-style-type: none">• Trane AC unit
Loft above shop: 15'2 X 28'11		<ul style="list-style-type: none">• Aqua pod water filtration• Dimplex thermostat• John Wood pro line HWT

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 3568 SPIERS ROAD

Large 0.7 of an acre level lot all within 5 minutes to Kelowna amenities or enjoy the great outdoors on the Greenway steps from your door. Some of the updates include: New Floors, New Roofs, New Primary bedroom attached bathroom, New legal suite, New Mechanical, New exterior covered deck just to name a few! Amazing, detached workshop with loft above great for toys, storage and more! Newly completed 1-bedroom, 1-bathroom legal suite! Main level entry features wide open living, kitchen, and dining area all lead to the exterior spacious balcony. King sized primary bedroom has a full walk-in closet and 3-piece ensuite. Two more bedrooms and a bath on the main floor.

Lower level offers a recreation room or gym, part of main house with new bathroom. Separate access to the legal suite from the exterior. Full kitchen & living area with walkout access to private patio. The workshop is approx. 1090 sq. ft. with heat, 220 power and the upper floor perfect for a home office. Gated entry to the rear yard allows for RV or boat parking. Lower level framed in carport for a garage offers extra storage. Attached upper single car garage. The main floor kitchen is in good shape however this is the last interior space that is ready for your touch. Options to extend the kitchen to the garage to increase the space for an amazing gourmet kitchen.

Listing Agent Jodi Huber | Contact jodi@janehoffman.com or 250-717-7802















3568 Spiers Rd, Kelowna, BC

1st Floor Exterior Area 1601.17 sq ft
 Interior Area 1492.21 sq ft
 Excluded Area 416.79 sq ft



Basement (Below Grade) Exterior Area 1703.93 sq ft
 Interior Area 1578.39 sq ft
 Excluded Area 485.24 sq ft

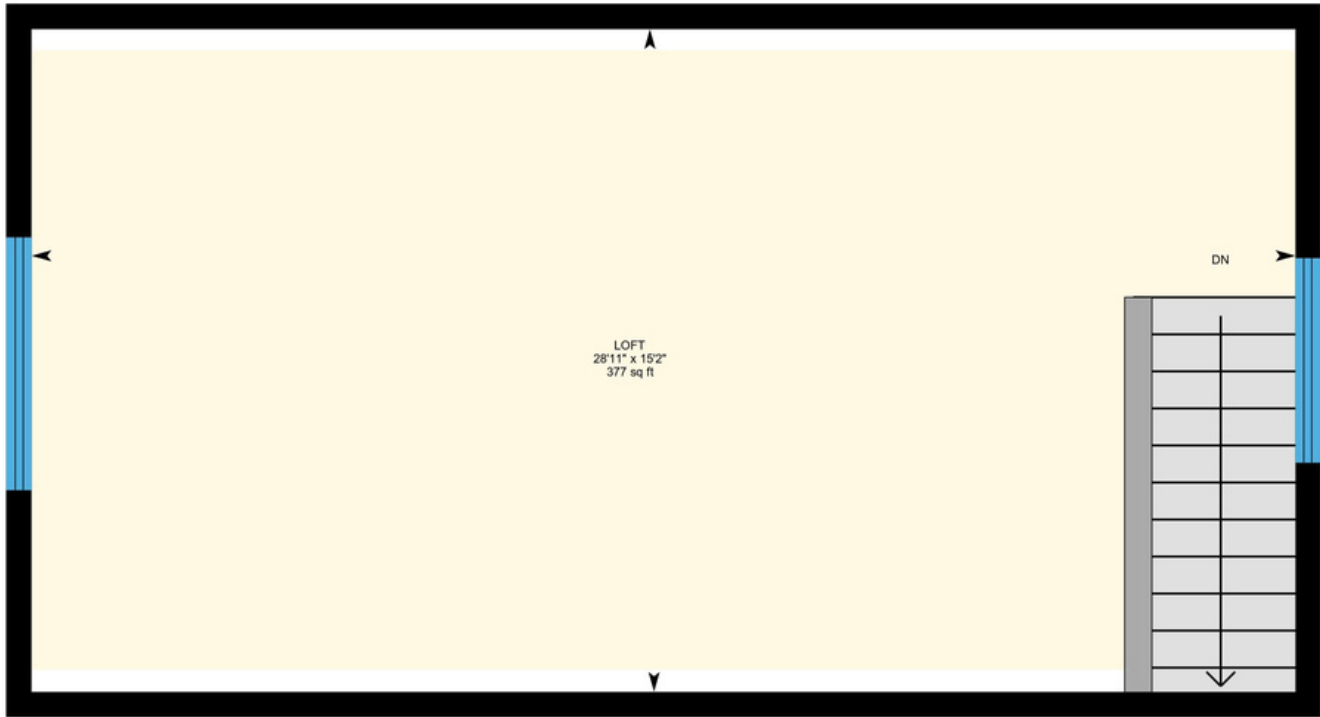


PREPARED: 2022/05/27

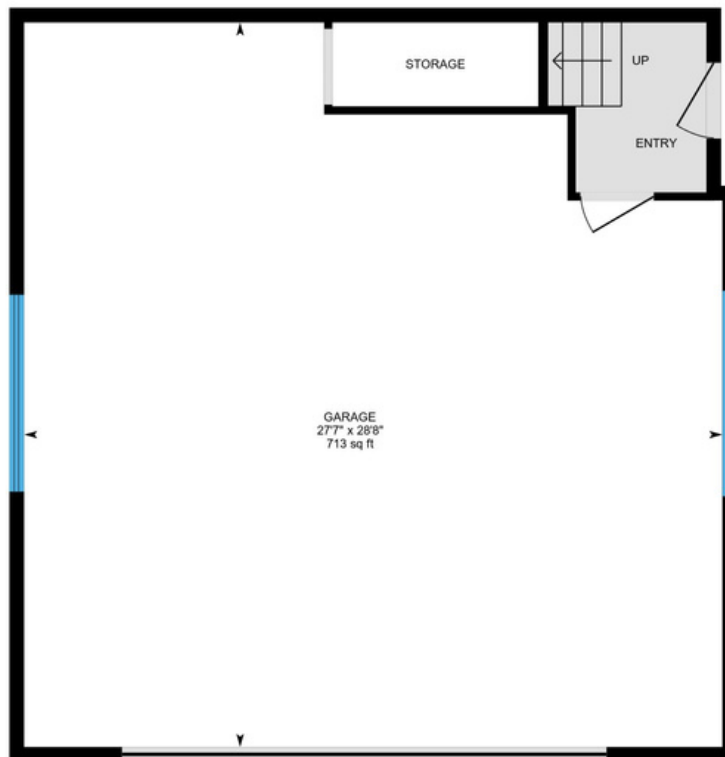


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Detached Garage - 2nd Floor Exterior Area 465.37 sq ft
Interior Area 412.48 sq ft
Excluded Area 26.54 sq ft



Detached Garage - 1st Floor Exterior Area 60.06 sq ft
Interior Area 39.61 sq ft
Excluded Area 793.99 sq ft



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PREPARED: 2022/05/27



DETAILED FEATURES

Exceptional Features

- Large level 0.7 acres of usable land
- Located only 5 minutes to Kelowna City and all outdoor amenities
- Detached workshop (approx. 1090 sq. ft.) with 220 power and loft above great for an at home office
- New legal basement suite with separate parking below and a fenced in concrete patio
- Updated include flooring, roof, primary bedroom/ensuite, legal suite, mechanical, exterior backyard deck
- Completely fenced yard with the option for R.V or boat parking
- Fully irrigated grounds for easy upkeep, 2 wells on site, one for irrigation and one 150 ft. deep Artisan well for residence, water analysis on file for drinking water
- 3304 sq. ft. of living space offering a total of 4 bedrooms & 4 bathrooms
- King sized primary bedroom with private access to backyard deck
- Possibilities to extend the kitchen to the garage to increase the space for an amazing gourmet kitchen

Foyer

- French doors that open into the main living space
- Adjacent closet space
- Tile flooring transitioning into the vinyl flooring

Kitchen

- Bright kitchen with front yard views and a seamless transition to the dining/living room area
- Breakfast space and desk area
- Solid wood cabinetry with tile backsplash
- Recessed lighting, tile flooring
- Lots of countertop space
- Ease of access to the single car garage

Dining/Living Room

- Dining room with wall of windows overlooking the backyard
- Easy access to the covered deck with stairs leading to the large level backyard
- Tile flooring, ceiling fan
- Open design to the living room with newer vinyl plank flooring, recessed lighting and picture window viewing backyard
- Recessed lighting

Primary Bedroom

- Bright and spacious bedroom with direct walkout access to the backyard deck
- Full walk-in closet with built-in hanging rods and organizers
- Vinyl flooring, recessed lighting, and ceiling fan
- Windows on either side of bed for added natural light
- Prewired for mounted T.V

3-Piece Bathroom

- Barn sliding entry door
- Vanity with solid surface counters, undermount sink, mounted mirror, and bar lighting above
- Tile walk-in shower with waterfall shower head, hand wand shower head, recessed lighting, and corner shelving
- Tile flooring, built-in organizers and backyard view window

Bedrooms #2, #3

- Both bedrooms are spacious in size and offer front yard views, closets & vinyl flooring

5-Piece Bathroom

- Vanity with two undermount sinks, mounted mirror above and LED bar lighting
- Acrylic tub/shower combo, tile flooring, closet storage
- Convenient to the main living spaces

Lower Level

Recreation Room

- Great entertainment space with direct access to yard
- Vinyl plank flooring, lots of storage and built-in organizers

3-Piece Bathroom

- Spacious bathroom with vinyl flooring & vanity with undermount sink, recessed lighting
- Acrylic walk-in shower with recessed lighting and corner shelving
- Situated off the recreation room area

Updated 1 Bedroom Basement Suite

Kitchen/Living Room

- Updated kitchen with all new vinyl flooring, countertops, and recessed lighting
- Breakfast nook overlooking the backyard
- Ease of access to the covered backyard patio
- Large living room with recessed lighting and multiple windows
- Quality cabinetry in the kitchen
- Napoleon gas fireplace for added comfort

4-Piece Bathroom/Laundry Room

- Stackable Frigidaire washer and dryer
- Pedestal "Uber" sink with stainless steel faucet
- Acrylic tub/shower combo with recessed lighting
- Countertop space with upper and lower cabinetry

Bedroom

- Spacious with picture window viewing the backyard
- Sliding closet doors with built-in shelving, hanging rods
- Shaded LED light fixtures
- Additional closet space with built-in shelving



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