



**JANE HOFFMAN**  
REALTY

PRIME LOCATION ACROSS FROM KNOX MOUNTAIN PARK



**PROUDLY MARKETED BY MARLA MILLER**

***257 Camelot Court***  
***Kelowna, BC***

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## WELCOME TO 257 CAMELOT COURT

Prime location on a quiet cul-de-sac directly across from Knox Mountain Park offering easy access to trails and backing onto a park.

This 4-bedroom walkout rancher has been completely renovated with the utmost attention to detail. Kitchen boasts a 14' ft island with quartzite countertops & custom cabinetry - fabulous for hosting & entertaining. Wide plank hickory hardwood floors span the main level. Enjoy two sitting areas, one complete with cast iron Valor fireplace and stone surround.

Primary bedroom retreat has patio doors to the deck, expansive walk-in closet with shelving, and barn doors to ensuite with heated floors, deep soaker tub, and walk-in shower with frameless doors. Second bedroom has convertible storage, large laundry and bathroom complete the main level.

Lower level features a walkout patio (wiring for hot tub), two large bedrooms, family room, and multipurpose room with storage. Move-in ready in a highly sought after community, minutes to downtown Kelowna.

**Listing Agent - Marla Miller** | Contact [marla@janehoffman.com](mailto:marla@janehoffman.com) or 403-830-4029

## DETAILS

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<b>Address</b>	257 Camelot Court Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	3 full
		<b>Finished Area</b>	3323 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Year Built</b>	1997 - Recent updates	<b>Exterior</b>	Stone, Stucco
<b>Water</b>	Municipal	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Sewer</b>	Connected	<b>Heating</b>	Natural Gas Forced Air
<b>Main Level</b>	1680 sq. ft.	<b>Cooling</b>	Central Air
<b>Lower Level</b>	1643 sq. ft.	<b>Fireplace</b>	2 Gas Fireplaces
		<b>Garage/Driveway</b>	Attached Double
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Living Room: 13 6 x 15 1  
Dining Room: 10 6 x 10 2  
Family Room: 12 8 x 13 10  
Kitchen: 12 7 x 16 9  
Laundry: 7 x 7 2  
Den / Office: 9 8 x 13 4  
Full Bathroom: 5 8 x 8 5  
Primary Bedroom: 13 6 x 13 7  
Full Ensuite Bath: 8 x 13 6  
Walk-In Closet: 9 8 x 12  
Garage: 19 10 x 21 6

### Room Sizes - Lower Level

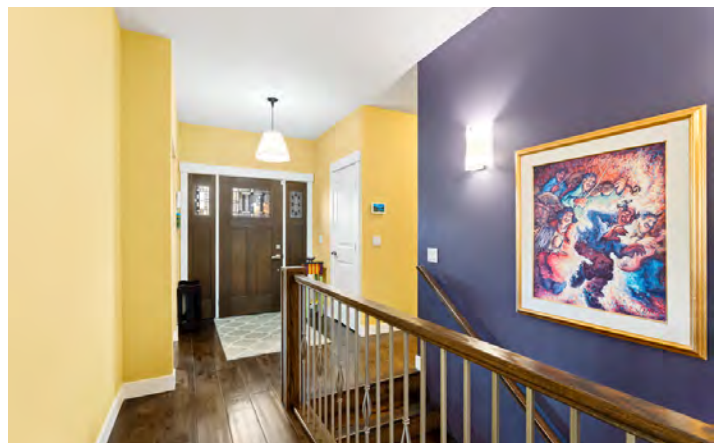
Rec Room: 29 8 x 26 6  
Full Bathroom: 7 8 x 10 3  
Bedroom: 13 7 x 15 6  
Bedroom: 13 x 12 9  
Utility: 11 6 x 9 11  
Workshop: 14 x 14 4

### Inclusions

- Washer & Dryer
- Dishwasher
- Refrigerator
- Gas Stove
- Microwave Oven
- Window Coverings
- Wine Fridge

**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.

















# 257 Camelot Ct, Kelowna, BC

Main Floor Exterior Area 1680.35 sq ft  
Interior Area 1577.45 sq ft  
Excluded Area 483.53 sq ft



PREPARED: 2023/09/09

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.

# 257 Camelot Ct, Kelowna, BC

Lower Level Exterior Area 1643.16 sq ft  
Interior Area 1540.30 sq ft



PREPARED: 2023/09/09



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**

- Essentially completely renovated up/down/out since 2013.
- New furnace, water heater and air conditioning
- Roof replaced 2013
- New front door and front window
- Updated Appliances
- Custom mouldings
- Wide plank hickory hardwood on main level
- All bedroom closets with custom organizers
- Mitigated piping from PolyB to Pex
- Radon pump
- Electrical sub-panel with room
- Security cameras outside (6 cameras)
- Telus security system
- Vacu-Flo system

### **Main Level**

#### **Living Room**

- Picture window overlooks mature landscaping in front yard, providing lots of natural light
- Hardwood floor, recessed lighting

#### **Updated Kitchen**

- Kitchen island over 14" long, topped with quartzite natural stone
- Drop down lighting above island
- Stainless steel appliances
- Custom cabinetry, including pantry with rolling shelves and upper lighted display cabinetry

#### **Dining Room**

- Open design with kitchen, living and family room
- Corner windows add abundant natural light
- Easy access to deck

#### **Family Room**

- Cast Iron Valor Fireplace – needs no fan, radiates heat, with custom stone surround and custom mantel and side cabinets
- Patio doors to deck

### **Laundry Room**

- Spacious room with new washer / dryer, counter top with upper cabinetry, laundry sink
- Custom closet organizer

### **Primary Bedroom, Walk-in Closet and Ensuite**

- Handmade hickory barn doors, ceiling fan
- 2 windows plus patio doors to deck
- Spacious walk-in closet with custom shelving and drawers, window

### **Ensuite Bathroom**

- Oversized with heated tile floor, heated towel rack, custom cabinetry, large, deep soaker tub, large walk-in shower with frameless glass doors
- Comfort height toilet

### **Full Bathroom**

- Natural stone counter with vessel sink, white vanity, recessed lighting, tub/shower combination
- Comfort height toilet

### **Office/Small Bedroom**

- Built-in drawers and moveable shelves (convertible to hanging rack)

### **Lower Level**

- Lower level includes two large bedrooms, bathroom, a recreation room, multipurpose room and plenty of storage. Fireplace with mantel
- Walk out patio doors to lower patio
- 220 wiring for a hot tub on back patio

### **Exterior**

- Underground sprinklers with 7 zones
- Garden lighting
- Fenced dog run (with a raised garden bed)



**LISTED BY MARLA MILLER**

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**Unison**

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**LEADERSHIP WITH EXPERIENCE**

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