



JANE HOFFMAN
REALTY

NEARLY NEW MODERN LAKEVIEW HOME



PROUDLY MARKETED BY JANE HOFFMAN

1645 Fawn Run Drive
Kelowna, BC

DETAILS

Address	1645 Fawn Run Drive Kelowna, BC	Bedrooms	5
		Bathrooms	6, 5 Full, 1 Half
		Finished Area	5009 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.361 Acre, 256 ft. x 94 ft.	Year Built	2022
Water	Municipal	Exterior	Stucco, Stone
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley	Heating	Natural Gas Forced Air
Main Level	1666 sq. ft.	Cooling	Central Air
Upper Level	1866 sq. ft.	Fireplace	1 Gas Fireplace
Lower Level	1477 sq. ft.	Garage/Driveway	Attached 4-Car Garage
Foundation	Concrete		

Room Sizes - Main Level

Foyer: 7 x 11 5
Living Room: 20 4 x 17
Kitchen: 12 11 x 21
Serving: 10 1 x 11
2-Piece Bathroom: 6 7 x 5
Dining Room: 9 x 21 8
Laundry: 12 6 x 10 7
Den / Office: 11 x 15 1
Garage: 25 7 x 50 2

Room Sizes - Upper Level

Family Room: 14 6 x 15 9
Primary Bedroom: 17 8 x 16 9
Walk-in Closet: 6 x 12 9
Walk-in Closet: 8 9 x 15 11
Full Ensuite Bath: 10 7 x 16 2
Full Bathroom: 5 x 8 5
Bedroom: 14 7 x 14 7
Full Ensuite Bath: 8 9 x 8 5
Bedroom: 11 1 x 13 6

Room Sizes - Lower Level

Rec Room: 29 11 x 41 4
Bedroom: 9 9 x 14 5
Bedroom: 12 1 x 14 3
Full Bathroom: 8 7 x 10 5
Full Bathroom: 8 1 x 10 5

Inclusions

- Miele oven with 6 burner stove-top
- Miele steam oven
- Miele built-in microwave
- Miele stainless-steel fridge
- Samsung fridge/freezer with built in water & ice dispenser
- Miele dishwasher
- Wine fridge
- LG washer/dryer
- Hot tub

Mechanical

- A/C unit
- Furnace
- Central Vac
- Gas & Electrical installed for swimming pool
- Electric service roughed in for electric cars in the garage

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 1645 FAWN RUN DRIVE

Stunning, nearly new modern home in The Ponds community of Upper Mission. Fine finishes and exceptional attention to detail can be found throughout. Upon entry you'll notice a spacious open concept main living area with walk out access to a covered patio and lake view back yard.

The living room features a custom gas fireplace and floor to ceiling windows. Gorgeous, sleek kitchen with an entertainment-sized center island, professional stainless-steel appliances, separate wine refrigerator and beautiful dark walnut with contrasting wood upper cabinetry. Elegant brass lighting and fixtures are carried throughout the home. From the living room enjoy seamless access to the lakeview covered patio and backyard. Designed with a future pool in mind.

Upstairs offers enough room for the whole family with an opulent primary suite and ensuite + double walk in closets, deck access, a family room, hot tub, two additional bedrooms each with private bathrooms. On the lower level is huge rec room and another two bedrooms and two bathrooms.

This is a truly incredible home with so much to offer and plenty of room for the whole family. Unique to most homes is the four car oversized garage + additional parking. Close proximity to excellent schools including Canyon Falls Middle, countless hiking and biking trails and minutes to downtown Kelowna.

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





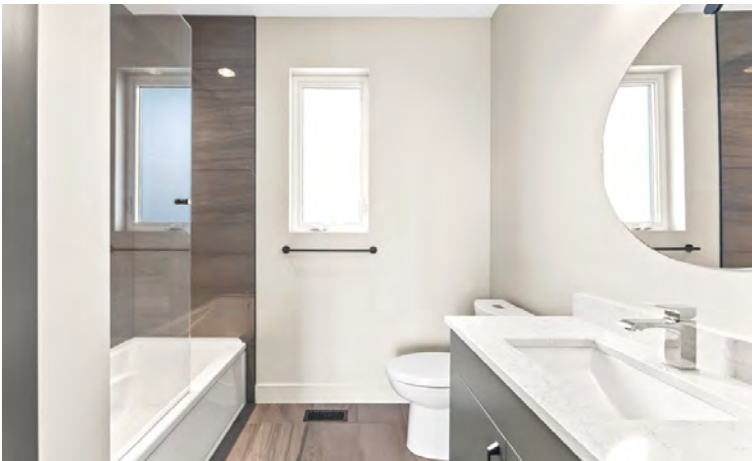


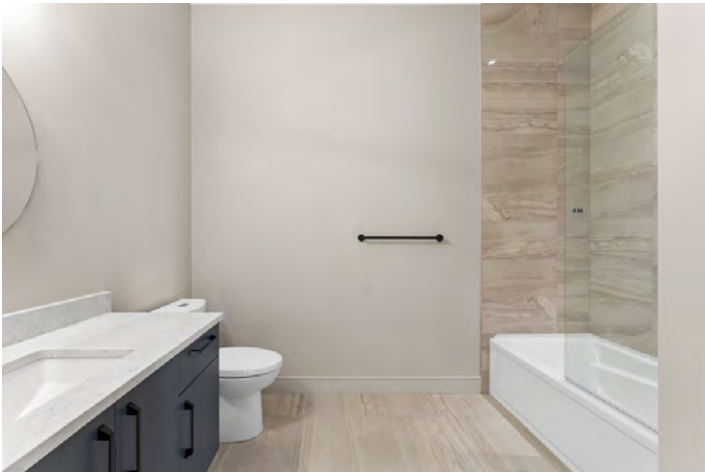












1645 Fawn Run Dr, Kelowna, BC

Main Floor Exterior Area 1666.78 sq ft
Interior Area 1547.26 sq ft
Excluded Area 1196.52 sq ft



PREPARED: 2023/09/12



1645 Fawn Run Dr, Kelowna, BC

1st Floor Exterior Area 1866.82 sq ft
Interior Area 1712.53 sq ft



PREPARED: 2023/09/12

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.

1645 Fawn Run Dr, Kelowna, BC

Lower Level Exterior Area 1535.39 sq ft
Interior Area 1418.79 sq ft



PREPARED: 2023/09/12

EXCEPTIONAL FEATURES

- Stunning modern home in "The Ponds" community in the desirable Upper Mission
- Quality finishing throughout this 5009 sq. ft. home with 5 bedrooms and 6 bathrooms
- Beautifully done kitchen with sleek finishing, an entertainment sized kitchen island perfect for entertaining and a professional stainless-steel appliance package plus a separate wine refrigerator
- Directly upon entering you'll appreciate the beautiful spacious open concept with access to covered patio and lake view backyard
- Hardwood floors and plush carpeting flow throughout the home
- Lots of natural light with pleasing brass light fixtures throughout the home
- Spacious 4-car garage with additional uncovered parking
- Located in close proximity to great schools, shopping, parks, hiking trails and 15 minutes to downtown Kelowna

Main Level

Entrance/Foyer

- Hardwood flooring upon entry, flows through the open concept main living areas
- Large double door guest coat closet
- Beautiful dark wood front door with glass side panels
- Entrance illuminated by glass & brass chandelier

Office

- Large double doors open up to the bright spacious office
- Windows flood this room with natural light creating an inviting workspace

2-Piece Bath

- Adjacent to the front entry and office
- Showcasing floor to ceiling large size charcoal tile accent wall with contrasting gold rimmed mounted mirror and glimmering gold vessel sink
- Hardwood flooring

Laundry/Garage

- Laundry room with tile flooring, large double door closet, storage cabinetry above washer & dryer, folding counter, cabinet with sink, 2 windows provide lots of natural light
- Direct access to the oversized 4 car garage with overhead lighting, additional storage space, electrical service for electric cars has been roughed-in

Kitchen/ Dining

- Entertainment sized island with stone counters and pendant glass and brass light fixtures above island, seating for 4
- Hardwood flooring, recessed lighting
- High-end stainless-steel appliances with a very generous amount of counter space and beautiful walnut cabinetry
- Floor to ceiling built in wine fridge
- Keeping things tidy is the convenient servery connected to the kitchen with counter space, a second fridge as well as a coffee station and another sink
- Space for large dining room table illuminated by beautiful brass chandelier

Kitchen/ Dining Cont'd

- Open concept with living room with easy access to outdoor living on patio, perfect for someone who loves to entertain
- Multiple windows with beautiful views of the mountains and lake

Living Room

- Wall of windows and sliding glass doors
- Natural light floods this room and carries throughout the open concept
- Gas fireplace with floor to ceiling surround, mounted media
- Recessed lighting, hardwood flooring

Upper Level

Bedroom 1 With 4-Piece Ensuite

- Plush carpeting with thick underlay for comfort
- Double door closet
- Large window creates an abundance of natural light
- 4-piece ensuite with tile flooring, tub/shower combination with glass door
- Vanity with stone counter and undermount sink, mounted mirror and bar lighting

Primary Bedroom With 5-Piece Ensuite

- Double doors to enter the spacious primary retreat
- Plush carpeting with thick underlay
- Windows capture the views of the lake and mountains
- Private access to balcony with hot tub
- Two separate walk-in closets
- One walk-in closet with generous amount of hanging space & drawers, shoe cabinet & shelving space, windows
- Sliding barn door leads to 5-piece ensuite as well as the additional walk-in closet
- Walk through this stunning ensuite with tile flooring to the second walk-in closet with plush carpeting, brass chandelier and lots of storage
- Upscale finishing throughout this luxurious ensuite offering a free-standing tub, seamless glass shower with waterfall and hand wand shower wand heads, floor to ceiling tile
- Heated, glossy large size tile flooring
- Vanity with 2 undermount sinks and lowered make-up desk, 3 wall mounted mirrors with wall mounted sconce light fixtures, window beside the tub

Bedroom 3

- Plush carpeting with thick underlay
- Spacious closet
- Large windows provides natural light

4-Piece Bath

- Located next to 3rd bedroom is a beautiful bathroom with tile flooring, a tub/shower combination with seamless glass door
- Vanity with stone counter and undermount sink, wall mounted mirror and bar lighting

Family Room

- Spacious room in the core of the upper living area of the home
- Perfect for everyone with the flexibility to be used for many purposes
- Hardwood flooring, recessed lighting, and multiple windows illuminate the room
- Two large sliding glass doors access the balcony where you can enjoy the stunning views of the lake and mountains from the comfort of your private hot tub

Lower Level

Bedroom 4 & 5

- Plush carpeting with thick underlay
- Double door closets
- High ceilings with recessed lighting

Two 4-Piece Bathrooms

- Located next to 4th and 5th bedrooms
- Tile flooring, tub/shower combinations with glass door
- Vanities with stone counters and undermount sinks, wall mounted mirrors and bar lighting

Rec Room

- Plush carpeting with thick underlay
- Recessed lighting, and multiple windows illuminate this room
- This is another very versatile room located centrally between both lower-level bedrooms perfect for everyone in the family, with room for a home gym if desired as well as a tv space to enjoy with the family

Patio/Balcony

- Step outside to these beautiful outdoor living spaces with immediate lake and mountain views
- The upper lakeview deck offers glass railings and tile flooring, can be accessed from the family room and the primary bedroom, Jacuzzi hot tub
- Large main level patio equipped with a BBQ, gas supply for a fire table, recessed lighting and ceiling fan, room for outdoor lounging overlooking the landscaped backyard



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LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

JANE HOFFMAN REALTY

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janehoffman.com | 250-866-0088



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250-866-0088

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