



JANE HOFFMAN
REALTY

BRIGHT OPEN DESIGN CRAFTSMAN STYLE HOME - LEGAL SUITE



PROUDLY MARKETED BY JANE HOFFMAN

***1438 Montenegro Drive
Kelowna, BC***

DETAILS

Address	1438 Montenegro Drive Kelowna, BC	Bedrooms	6
		Bathrooms	4 full
		Finished Area	4199 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.22 Acre, 80 ft. x 122 ft.	Year Built	2008, Updated
Water	Municipal	Exterior	Hardie Board, Stone
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, City	Heating	Natural Gas Forced Air
Main Level	1965 sq. ft.	Cooling	Central Air
Lower Level	2234 sq. ft.	Fireplace	2, 1 Gas, 1 Electric
		Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 4'11 x 6'7
Living Room: 22'1 x 19'9
Kitchen: 10'4 x 13'11
Formal Dining: 16'5 x 11'11
Breakfast Nook: 8'1 x 12'10
Primary Master Suite: 17'2 x 14'11
Full Ensuite Bath: 11'3 x 13'3
Bedroom: 12'1 x 10'11
Full Bathroom: 8'5 x 6'3
Laundry: 11'11 x 7'10
Garage: 21'7 x 19'11

Suite Room Sizes

Kitchen: 12'11 x 15'6
Dining Room: 17' x 16'5
Bedroom: 10' x 14'4
Bedroom: 13'5 x 10'2
Bathroom/Laundry: 14'2 x 4'9

Room Sizes - Lower Level

Media Room: 15'2 x 23'8
Wet Bar: 8'1 x 5'8
Bedroom: 15'7 x 9'9
Bedroom: 11'8 x 13'2
Full Bathroom: 5' x 13'4
Flex/Family Room: 9'2 x 10'8
Storage: 10'10 x 9'3
Utility: 10'10 x 8'6

Mechanical

- Honeywell Humidifier
- Tempstar furnace & AC unit
- JohnWood HWT
- 200 amp electrical service
- Flextherm thermostat
- Honeywell Home security system

Inclusions

- LG washer & dryer
- Danby beverage fridge/theatre room
- Whirlpool fridge
- JennAir oven and microwave
- KitchenAid induction cooktop
- Maytag dishwasher

Suite Inclusions

- Tone hood fan
- Whirlpool dishwasher & refrigerator
- Amana Stove
- Frigidaire washer/dryer

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 1438 MONTENEGRO DRIVE

This beautiful craftsman-style home in Black Mountain has been wonderfully updated to create a bright and open space. One of the many exceptional features is the sweeping views from the mountains to the valley to Okanagan Lake. From nearly every room and the patio you'll enjoy priceless, panoramic 180 degree views.

The covered patio provides shade and shelter making it ideal for enjoying seamless indoor/outdoor living throughout the seasons. Main floor boasts a gourmet kitchen, spacious great room, formal dining area, guest bedroom and primary master suite with recently renovated luxurious ensuite.

Granite island kitchen is complete with all new appliances including an induction cooktop making it a chef's dream. Lower features two additional bedrooms, a theater room with 4 recliners plus full wet bar.

As an added bonus a large legal 2 bedroom suite rounds out the lower level. Excellent mortgage helper or perfect for a multi-generational family. Home has all new LED lighting throughout, elegant feature walls, crown moldings, wainscoting, hand-scraped hardwood on main living level and tumbled limestone floors, faux wood blinds, new garage door with camera.

This home is a gem and has been meticulously cared for and updated. It is a tranquil, peaceful space ready for a family to call home! 5 minutes to Black Mt Golf Course. 35 min drive to Big White Ski Resort! 5 minutes to Black Mt Elementary School.

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





















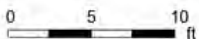


1438 Montenegro Dr, Kelowna, BC

Main Floor Exterior Area 1965.80 sq ft
 Interior Area 1820.85 sq ft
 Excluded Area 431.44 sq ft



Basement (Below Grade) Exterior Area 2234.68 sq ft
 Interior Area 2090.67 sq ft
 Excluded Area 12.38 sq ft



PREPARED: 2022/07/19



EXCEPTIONAL FEATURES

- 4-bedroom ranch style home with 2-bedroom legal suite
- Upon entry, wall to wall stunning views of the valley, mountains, Okanagan Lake and sparkling city lights at night
- Ever changing views from sunrise to sunset
- The backyard could accommodate a pool if desired
- Attached double car garage with additional outside parking
- Ease of access to the deck from the living room & primary bedroom
- Shaded deck throughout the middle of the day
- Scraped oak hardwood flooring on the main level
- Built-in central vacuum
- Built-in surround sound, Harmony Karmen surround sound system in theater room
- Breezy, airy home environment

Updates from the Seller

- Suite fully painted, new washer/dryer, new fridge, new stove and venthood in June 2021, all new lighting, new backsplash
- New garage door with camera, February, 2022
- Upgraded lighting fixtures thru-out the house, timers and dimmers
- New Whirlpool refrigerator, December 2021
- New Maytag dishwasher December, 2021
- New KitchenAid induction cook top, December 2021, (gas hook up still remains, if you want to convert back to gas)
- New garage door, painted garage floor, security camera in the "Lifter"
- All new toilets "comfort" height
- LED lighting throughout
- Several rooms are freshly painted
- New carpet in upstairs bedroom and stairs
- Newly painted fence on entire property
- Primary bedroom has new paint, carpet, and feature wall
- 5-Piece Ensuite with new tile thru-out, new free standing tub, new toilet, new plumbing fixtures, new whisper quiet fan
- Timers installed on all fan switches in main house bathrooms
- Spare bedroom has new carpet, LED lighting and feature wall

Foyer

- Dramatic lighting fixture upon entering
- Built in cabinet with granite counter
- Adjacent guest coat closet
- Windows on each side of door and transom window above for added natural light

Great Room

- Showcasing a stone gas fireplace and wood mantel with mounted TV above
- Cabinets and shelving flank the fireplace
- Unobstructed valley and mountain views
- Ease of access to the covered deck
- High ceilings with crown molding, ceiling fan and LED recessed lighting
- Open design with the rest of the main living space
- Scraped oak hardwood flooring

Kitchen

- Entertainment sized centre island with granite countertops and seating
- Professional appliances, tile flooring
- Solid wood cabinets that extend to the ceiling with bevelled glass upper units and accent lighting
- Under cabinet lighting for a brighter workspace
- Tumbled limestone backsplash, set on the diagonal accented with detailed tiling above stove
- Double composite granite sink in island, new faucet and soap dispenser
- Updated pendant lighting over the island with dimmer switches
- JennAir fan hood
- Large pantry with built in floor to ceiling shelving and storage

Breakfast Nook

- Expansive view of valley, lake and city
- Coffered ceiling, tile flooring
- Elegant lighting fixture displaying “seed glass” over the table
- French doors to the deck
- All windows equipped with faux wood blinds

Formal Dining Room

- Recessed niche for dining room hutch
- Inspirational views
- High ceilings with crown molding
- Perfectly located off the kitchen
- Scraped oak hardwood flooring

Primary Master Suite

- Updated carpet flooring and feature wall behind the bed
- Upholstered window bench seating to relax with the expansive valley view
- Door access with screen to the covered deck with glass railings
- Recessed lighting, ceiling fan, crown moulding
- Walk-in closet with built in organizers and drawers, windows add natural light

5-Piece Ensuite

- Skylight, heated nonslip tile floor and walk-through access to the walk-in closet
- New freestanding soaker tub, seamless glass and tile walk in shower with smooth stone base, privacy toilet
- New designer Moen taps in a “square” style, his and her undermount sinks
- Recessed lighting, privacy window

4-Piece Bathroom

- Heated tile flooring, sky light for optimal natural light
- Granite countertop with under mount sink and quality cabinetry, new 4 down light above mirror
- Acrylic tub shower combo with tile surround
- Wired for surround sound

Laundry Room

- Tumbled limestone flooring
- Conveniently located off the double garage and main living space
- Opening window to the front yard providing natural light and fresh air
- 2 closets, one having sliding mirrored closet doors
- Utility sink with countertop space, folding counter above washer and dryer, upper and lower cabinets

Bedroom #2

- Spacious room with new carpet flooring, feature wall, recessed lighting, and opening window to the front yard
- French style closet doors
- Window equipped with faux wood blinds

Lower Level

- Carpeted stairs with landing and step lighting
- Approximately 9 ft. ceilings through out the lower level

Family Room/Flex Room

- Feature wall
- Door access to the lower-level patio and backyard
- Electric fireplace, laminate flooring
- Large storage closet with built-in shelving
- Access to the mechanical room

Theatre/Media Room

- Suspended slab under the garage
- French style doors to enter the room
- Carpeted flooring, sconce lighting
- All media equipment included
- Media recliners for 4 with cupholders and storage
- Wet bar complete with cabinets, utility sink, beverage fridge, tile flooring, wine rack and raised granite bar

4-Piece Bathroom

- Arborite counter with sink, bar lighting above mirror
- Acrylic tub shower combo with tile surround
- Tile flooring

Bedroom #3, #4

- Both bedrooms offer upgraded lights with dimmers
- 1 bedroom has carpet, and the other is vinyl plank
- Both rooms with picture windows capturing the panoramic views
- Large closets with French style doors

Legal Suite – 2 Bedroom – Separate Access

Address - #2 1438 Montenegro Dr

- Easy parking with private entrance and stamped concrete patio overlooking the valley
- Entire suite recently painted
- Open concept living area with dining and kitchen
- Closet with mirrored doors
- White kitchen cabinets with white subway tile backsplash
- Large 4-Piece bathroom with laundry facility complete with tile flooring, acrylic tub/shower combo with tile surround, stacking washer and dryer
- #5 bedroom is perfectly positioned to capture the stunning view, large closet
- #6 bedroom offers large closet with organizers
- Convenient storage underneath stairs



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LEADERSHIP WITH EXPERIENCE

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