



JANE HOFFMAN
REALTY

WELL MAINTAINED HOME IN DESIRABLE MISSION HILL WINERY NEIGHBOURHOOD



MARKETED BY GREG DUSIK

3482 Ridge Boulevard
West Kelowna, BC

DETAILS

Address	3482 Ridge Boulevard West Kelowna, BC	Bedrooms	5
		Bathrooms	3 full
		Finished Area	3254 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.178 Acre, 66 ft. x 124 ft.	Year Built	2000
Main Level	1677 sq. ft.	Exterior	Stucco
Lower Level	1577 sq. ft.	Roof	Asphalt/Fibreglass Shingles
View	Valley, Mountain Views	Heating	Natural Gas Forced Air
Water	Municipal	Cooling	Central Air
Sewer	Connected	Fireplace	1 Gas Fireplace
		Ownership	Freehold
		Garage/Driveway	Attached Double
		Foundation	Concrete

ROOM SIZES

Main Level	Lower Level	Inclusions
Dining: 14'6" x 9'	Kitchen: 9'4" x 6'10"	• Frigidaire stainless steel fridge/freezer with water & ice dispenser
Family: 16'11" x 13'11"	Laundry: 8'7" x 7'5"	• Frigidaire gallery oven
Kitchen: 16'4" x 11'8"	Rec Room: 11'7" x 19'4"	• Frigidaire gallery microwave
Living: 13'3" x 11'7"	Rec Room: 16'6" x 26'2"	• Frigidaire dishwasher
Bedroom: 9'4" x 13'11"	3-Piece Bath: 7'3" x 8'3"	• Lower-Level
Bedroom: 12'11" x 9'6"	Bedroom: 12'7" x 19'11"	• Frigidaire fridge
4-Piece Bath: 5'6" x 8'2"	Bedroom: 10'9" x 12'	• Frigidaire oven
Primary Bedroom: 12'11" x 14'	Storage: 12'5" x 7'11"	• Frigidaire microwave
Full Ensuite Bath: 5'4" x 11'10"	Utility: 8'2" x 6'6"	
Garage: 19'11" x 21'5"		
		Mechanical
		• Hoover central Vac
		• Steel-craft garage door opener
		• DSC security system
		• American Standard furnace
		• Rheem hot water tank

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 3482 RIDGE BOULEVARD

Beautiful 5 bedroom home located in a desirable family friendly neighbourhood. Pride of ownership is evident throughout. Quiet street with mountain and valley views.

Main floor features great room, kitchen with granite counters and professional stainless steel appliance package, formal dining area and seating area, primary suite and 2 additional bedrooms. Take advantage of outdoor living on the partially covered deck accessed directly from the main living area.

On the lower level you'll find two spacious recreation rooms, an in-law suite with separate entrance, 2 bedrooms and a kitchen that is perfect for hosting extended family. Plus off the recreation room enjoy easy walk-out access to the pool sized backyard.

Offering over 3200 sq. ft. of living space this 5 bedrooms home offers enough space for the whole family.

Walking distance to Mission Hill Winery. Short drive to Okanagan Lake beaches, multiple parks and West Kelowna amenities.

Listing Agent Greg Dusik | Contact greg@janehoffman.com or 250-869-2806















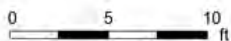


3482 Ridge Blvd, West Kelowna, BC

Main Floor Exterior Area 1677.50 sq ft
 Interior Area 1557.99 sq ft
 Excluded Area 469.46 sq ft



Basement (Below Grade) Exterior Area 1577.96 sq ft
 Interior Area 1463.62 sq ft



PREPARED: 2022/08/05



DETAILED FEATURES

Exceptional Features

- Turnkey move in ready family home in a desirable family-oriented neighbourhood
- Rancher with full walk-out basement to the private, level backyard
- Three large bedrooms on the main floor and two on the lower level
- Attached double garage with additional boat/RV parking and a convenient garden shed
- Additional storage space in the backyard under the garden shed
- The home is perfectly located near world-class wineries, beaches, parks and all West Kelowna amenities Partially covered deck off the main living space capturing mountain and city views
- Fully landscaped & irrigated grounds giving the home an attractive curb appeal
- Large kitchen and family room with separate formal dining room overlooking the front yard
- Newer roof, hot water tank and updated primary bedroom walk-in closet
- Cherry wood floors
- Electric car charger in garage
- Central vacuum system
- Two laundry facilities, 1 upstairs and 1 downstairs
- Bathrooms offer comfortable heated tile flooring
- Lower-level kitchen with separate entrance
- Large hot tub in the backyard yard under cover of the upper level deck

Entry/Foyer

- Covered entry to the main floor living space or take the walking path to the level backyard
- Mature gardens in the front yard add a nice appeal
- Boat/RV parking to the side of house with attached garden shed
- Tile foyer with adjacent coat closet
- Access to the attached double garage

Living Room/Dining Room

- Large picture window provides natural light and views of the front yard garden
- The open design dining area will accommodate large dinner gatherings
- Vaulted ceilings, hardwood flooring and flush mount air vents

Kitchen

- Spacious kitchen with granite countertops and backsplash, full stainless steel appliance package, window over sink
- Bar seating facing the family room, hardwood flooring
- Under cabinet lighting provides a brighter working space
- Vaulted ceilings, recessed lighting, and quality cabinetry

Family Room

- Open design with the kitchen
- Cozy gas fireplace with tile surround and space for TV above
- Glass door access to the partially covered mountain view deck
- Vaulted ceilings provide an open, airy ambiance
- Windows are equipped with recessed pull-down blinds

Primary Bedroom

- Main level primary master suite with large window overlooking surrounding mountain and valley views
- Spacious bedroom can easily accommodate a king size bed
- Windows are equipped with pull down blinds and drapes
- Plush carpet flooring, recessed lighting, and ceiling fan

Walk-In Closet

- Full walk-in closet with hanging rails, carpet flooring, drawers, shoe shelving and additional storage

3-Piece Ensuite

- Full ensuite with comfortable heated tile flooring
- Seamless glass and tile walk-in shower with bench seating, hand wand shower head and lighting
- Vanity with undermount sink, counter length mirror with bar lighting above
- Window, recessed lighting

Bedroom #2

- Mountainview bedroom with plush carpet flooring and large closet space
- Closet offers double bi-fold doors, built-in organizers and hanging rails
- Recessed pull down blinds and shaded light fixture

Bedroom #3

- Good sized bedroom with carpet flooring and large closet space with double bi-fold doors
- Adjacent to the 4-piece bathroom
- Windows have recessed shutter blinds

4-Piece Bathroom

- Main floor full bathroom with granite countertops, mounted mirror with bar lighting above and tile flooring
- Convenient acrylic tub shower comb
- Located near the bedrooms

Lower Level

Recreation Room

- Large room perfect for entertaining with direct walkout access to the pool sized backyard
- Covered patio with hot tub
- Separate pool table area with closet, window overlooking backyard
- Plush carpet & recessed lighting throughout
- Open design with kitchen that offers solid surface counters, luxurious S/S appliance package and quality cabinetry, laminate floor

Storage

- Storage room with floor to ceiling shelving, vinyl plank flooring and illuminated by shaded lighting fixture

3-Piece Bathroom

- Full bathroom with tile flooring, vanity with granite countertop & undermount sink
- Comfortable NuHeat in-floor tile heating
- Acrylic walk-in shower with glass sliding door and corner seating

Bedroom #4

- Mountainview bedroom with large window providing abundant natural light
- Closet with double bi-fold doors
- Plush carpet flooring
- Illuminated by shaded light fixture

Bedroom #5

- Spacious bedroom with room for a desk
- Window overlooking the side yard
- Closet with double bi-fold doors
- Plush carpet flooring and recessed LED lighting



LISTED BY GREG DUSIK

C: 250-869-2806

T: 250-866-0088

E: greg@janehoffman.com





JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM