



JANE HOFFMAN
REALTY

LAKESHORE HOME - 2.29 ACRES - 128 FT. WATER FRONTAGE



MARKETED BY GREG DUSIK

215 Swick Road
Kelowna, BC

DETAILS

Address	215 Swick Road Kelowna, BC	Bedrooms	3
		Bathrooms	4, 3 full, 1 half
		Finished Area	3551 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	2.29 Acre, 142 ft. x 766 ft.	Year Built	1993, Updates
Water Frontage	128.74 ft.	Exterior	Stucco
Main Level	2397 sq. ft.	Roof	Tile
Lower Level	1154 sq. ft.	Heating	Electricity, Heat Pump, In-Floor Propane
View	Lake, Valley, Mountain, City	Cooling	Central Air
Water	Lake Intake	Fireplace	2, 1 Gas and 1 Pellet
Sewer	Septic System	Ownership	Freehold
		Garage/Driveway	Attached Double
		Foundation	Concrete

ROOM SIZES

Main Level	Lower Level	Inclusions
Living Room: 24 3 x 18 6	Rec Room: 23 9 x 10 9	<ul style="list-style-type: none">• Kenmore refrigerator with water and ice• Kenmore dishwasher• 2 Whirlpool built-in wall ovens• Jenn-Air cook top
Kitchen: 18 4 x 18 6	Bedroom: 19 10 x 18 1	
Dining Room: 18 7 x 13 8	Full Ensuite Bath: 11 5 x 6 3	
Family Room: 22 7 x 19 10	Bedroom: 19 10 x 18 1	
2-Piece Bathroom: 7 x 4 11	Full Bathroom: 8 6 x 6 1	
Primary Bedroom: 26 x 15 9		
Full Ensuite Bath: 16 1 x 11 1		
Laundry: 18 x 10 4	Room Sizes - Basement	
Garage: 27 2 x 23 11	Utility: 6 6 x 6 3	
	Shed: 10 x 7 5	

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 215 SWICK ROAD

Enjoy the peaceful setting and crystal clear deep water moorage at this prestigious Swick Road, Mission location. The home is perfectly positioned on the 2.28 acre lot to capture unobstructed lake, sunset and mountain views. The 128 feet of lakeshore is accessed via a stairway from the rear patio area and including a sandy beach area, features dock with boat lift. The well manicured yard features several private areas to enjoy gardening, relaxing under a grape arbor or just taking in the view.

The upper portion of the lot would provide an ideal location for a large toy-garage or workshop with unlimited parking area for RV's or your boat trailer, with no impact on the residence. The home has had several recent updates including updates to the dock to conform to current licensing requirements, replacement of poly-b plumbing, new water service lines, updated insulation in the crawl space, a new propane-gas fireplace and a new pellet stove.

The home is very well laid out for summer entertaining and single-level living – with a generous master suite, plus a guest bathroom off the main living area, while the lower level offers two private bedrooms – each with its' own full bathroom, a sitting area and direct access to the rear yard. A perfect summer get-away or full time residence that offers outstanding value in a very desirable location!

Listing Agent Greg Dusik | Contact greg@janehoffman.com or 250-866-0088





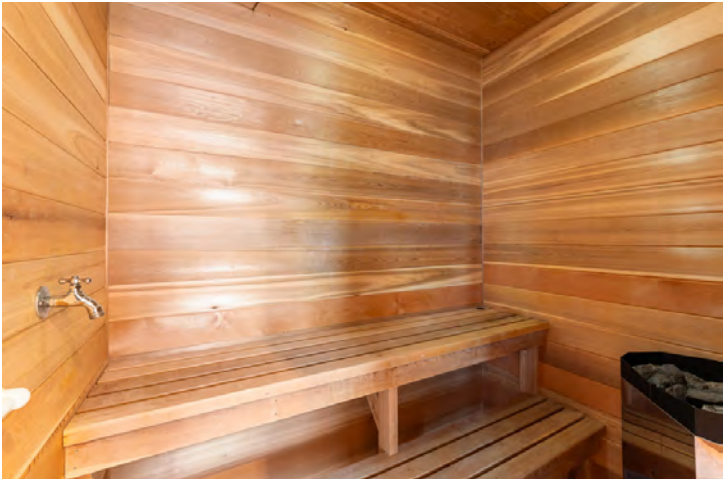
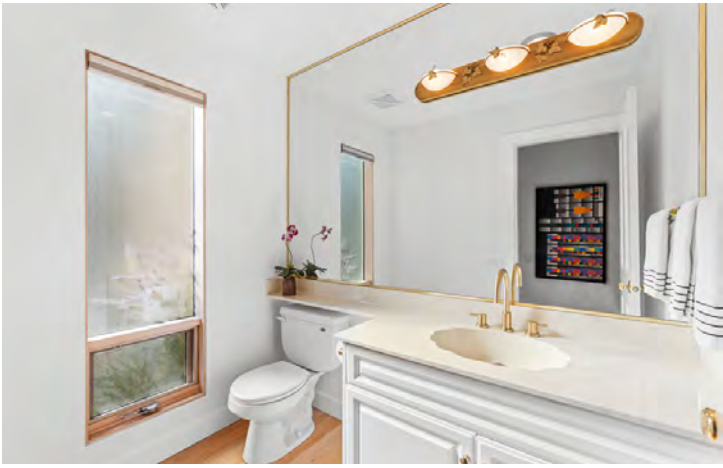












215 Swick Rd, Kelowna, BC

Main Floor Exterior Area 2397.64 sq ft
 Interior Area 2230.13 sq ft
 Excluded Area 671.61 sq ft



Basement (Below Grade) Exterior Area 1154.05 sq ft
 Interior Area 1052.50 sq ft



PREPARED: 2022/06/03



DETAILED FEATURES

Exceptional Features

- Outstanding panoramic views from this waterfront masterpiece!
- Set privately on 2.29 acres backing onto Okanagan Mountain Provincial Park where nature and hiking trails extend to Naramata
- Approximately 128 feet of waterfrontage with large dock and boat lift, deep water moorage
- Newly constructed stairs with generous landings with seating areas lead to the lakefront
- Pride of ownership is evident throughout, well maintained and move in ready for lakeside living
- Frameless glass railings on the balcony for uninterrupted view
- Pergola framed in trees and shrubs provides ample shade on warm afternoon and evenings
- Views of the lake, city and vineyards
- Paving stone patios and pathways
- Established landscaping creating a park like setting
- Possibility to build a detached garage on upper portion of the property if desired
- Water treatment system, central air, in-floor electric heat, built-in vacuum

Foyer

- Covered front entrance is bordered by spacious paving stone patio to enjoy the morning sunshine and view of the mountains
- Immediate lake view upon entry
- Modern steel chandeliers with Edison lights
- Vaulted ceiling with skylights providing abundant natural light
- Double door closet

Kitchen

- Bright kitchen with expansive windows that capture the lake view
- French doors to balcony
- Ample white cabinetry accented with stainless steel pulls
- Under cabinet lighting
- Attached wood table at end of island for casual sit up breakfast bar
- Wall pass thru to family room
- Large center island with cabinetry

Dining Room

- Custom built-in cabinets with upper glass displays, under cabinet lighting
- Matching chandelier to foyer keeps styling consistent
- Wall to wall windows frame the stunning views of the lake

Family Room

- Double French door entry
- New pellet stove inset into fireplace with beam mantle and media hook up above
- Vaulted ceiling with ceiling fan, recessed lighting
- Wall pass thru to kitchen

Great Room

- Spacious room with new propane gas fireplace, wood beam mantle
- Vaulted ceiling with inset lighting
- Large view windows and French door access to the lake front balcony

Primary Bedroom

- Spacious master bedroom enjoys views of the lake
- Lounging area to unwind and enjoy the view and a good book
- French door to balcony
- Large walk in closet with organizers, 2 entries

5-Piece Ensuite Bathroom

- His and her sinks, lots of counter space with tile backsplash, 2 windows on each end of counter
- Soaker tub with tile surround and lakeview window, separate shower
- White cabinetry, tile floor

2-Piece Powder Room

- Wall to wall mirror with sconce lighting
- White cabinets
- Large window

Laundry/Mud Room

- Upper and lower cabinetry with convenient built-in desk
- Overflow Denby refrigerator, convenient sink, closet for more storage

Heated Garage

- Oversized double garage with Mahogany sliding door locking closet with storage shelving

Lower Level

Family Room

- Media hook up
- Glass doors to patio that leads to pergola
- Located in the middle of the bedrooms

Bedroom

- Huge bedroom with ensuite bathroom
- Carpeted, large lakeview windows
- Walk-in closet with organizers

3-Piece Ensuite Bathroom

- Tiled floor, corner shower

Bedroom

Great views of the lake, carpeted

3-Piece Bathroom

- With sauna



LISTED BY GREG DUSIK

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LEADERSHIP WITH EXPERIENCE

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