



JANE HOFFMAN  
REALTY

## BRAND NEW PENTHOUSE WITH PANORAMIC LAKE VIEWS



**MARKETED BY DEAN SIMONELLI**

*3502-3000 Ariva Drive  
Kelowna, BC*

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## DETAILS

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|                |                                      |                      |                   |
|----------------|--------------------------------------|----------------------|-------------------|
| <b>Address</b> | 3502-3000 Ariva Drive<br>Kelowna, BC | <b>Bedrooms</b>      | 3                 |
|                |                                      | <b>Bathrooms</b>     | 4, 3 full, 1 half |
|                |                                      | <b>Finished Area</b> | 2319 sq. ft.      |

## SPECIFICATIONS & FEATURES

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|                   |   |                        |                              |
|-------------------|---|------------------------|------------------------------|
| <b>Main Level</b> | 2319 sq. ft.  | <b>Year Built</b>      | 2023                         |
| <b>View</b>       | Lake, City, Mountain Views  | <b>Exterior</b>        | Stucco, Stone                |
| <b>Water</b>      | Municipal   | <b>Roof</b>            | Torch On                     |
| <b>Sewer</b>      | Connected   | <b>Heating</b>         | Mixed                        |
| <b>Strata Fee</b> | \$877.22  | <b>Cooling</b>         | Central Air                  |
| <b>Amenities</b>  | Pickle ball crts, pool & spa, fitness gym, yoga studio, steam baths, multipurpose room, bistro, wine bar, residents lounge & lakeview terrace | <b>Fireplace</b>       | 1 Gas Fireplace              |
|                   |   | <b>Ownership</b>       | Leasehold                    |
|                   |   | <b>Garage/Driveway</b> | 2 Underground parking stalls |
|                   |   | <b>Foundation</b>      | Concrete                     |

## ROOM SIZES

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| Main Level               | Inclusions                        | Mechanical                                 |
|--------------------------|-----------------------------------|--|
| Lobby: 11 x 9'6          | • Integrated Miele fridge/freezer | • Control 4 smart home system              |
| Foyer: 6 x 7'6           | • Miele oven & stove top          | • Ecobee smart thermostat                  |
| Kitchen: 29 x 11'6       | • Miele Hood fan                  | • Automated blinds                         |
| Living Room: 14 x 17'6   | • Miele Dishwasher                | • Fire sprinkler                           |
| Dining Room: 12 x 17'6   | • Miele built in Microwave        | • Fire alarm                               |
| Bathroom: 2-Piece        | • Washer/dryer                    | • John Wood pro hot water tank             |
| Primary Bedroom: 12 x 15 |                                   | • 200 amp electrical panel                 |
| Walk-in Closet: 12 x 5   |                                   | • Built-in patio heater                    |
| Ensuite Bath: Full       |                                   | • Samsung dual inverters cooling & heating |
| Bedroom: 12 x 11'6       |                                   | • Natural Gas hook-up                      |
| Walk-in Closet: 9 x 7'6  |                                   |  |
| Ensuite Bath: Full       |                                   |  |
| Bedroom: 12'6 x 10'6     |                                   |  |
| Ensuite Bath: Full       |                                   |  |
| WIC: 6 x 11              |                                   |  |
| Laundry: 9 x 8           |                                   |  |
| Storage: 8 x 8           |                                   |  |
| Deck: 48 x 16            |                                   |  |

**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.



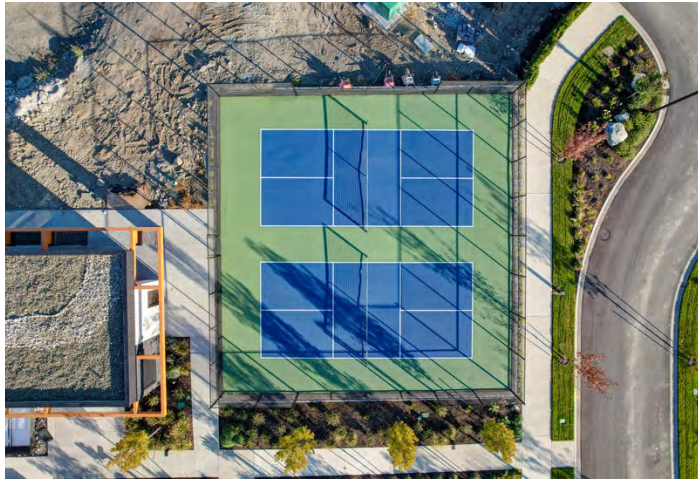
## WELCOME TO 3502-3000 ARIVA DRIVE

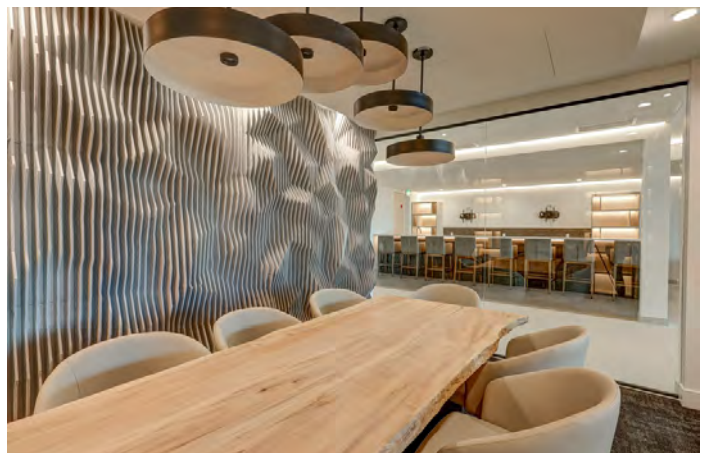
Welcome to ARIVA, one of Kelowna's newest and most tranquil adult-oriented communities. This brand new, 3 bedroom, 3.5 bath plus flex room home features warm brushed Oak hardwood floors, vaulted 14 ft. ceilings in the great room, and calming modern finishes throughout. Enjoy an eye-catching, Cosentino Dekton Stonika Berge waterfall island countertop and backsplash with Cambria White Cliff polished countertops in the kitchen & wine bar.

This penthouse suite also comes with state-of-the-art Miele kitchen appliances, including an integrated Miele cabinet refrigerator, a SMART home package, and motorized blinds. Watch the sunset over Lake Okanagan from the comfort of the private 575 sq. ft. lake view private balcony with outdoor BBQ and fire pit before heading inside to cozy up to a beautiful linear gas fireplace. All bedrooms feature ensuite baths and walk-in closets!

2 underground parking stalls. ARIVA has plenty of fantastic amenities including pickleball courts, pool and hot tub, and a community kitchen for larger gatherings. Must get inside to fully appreciate this one-of-a-kind development!

**Listing Agent Greg Dusik** | Contact [greg@janehoffman.com](mailto:greg@janehoffman.com) or 250-869-2806















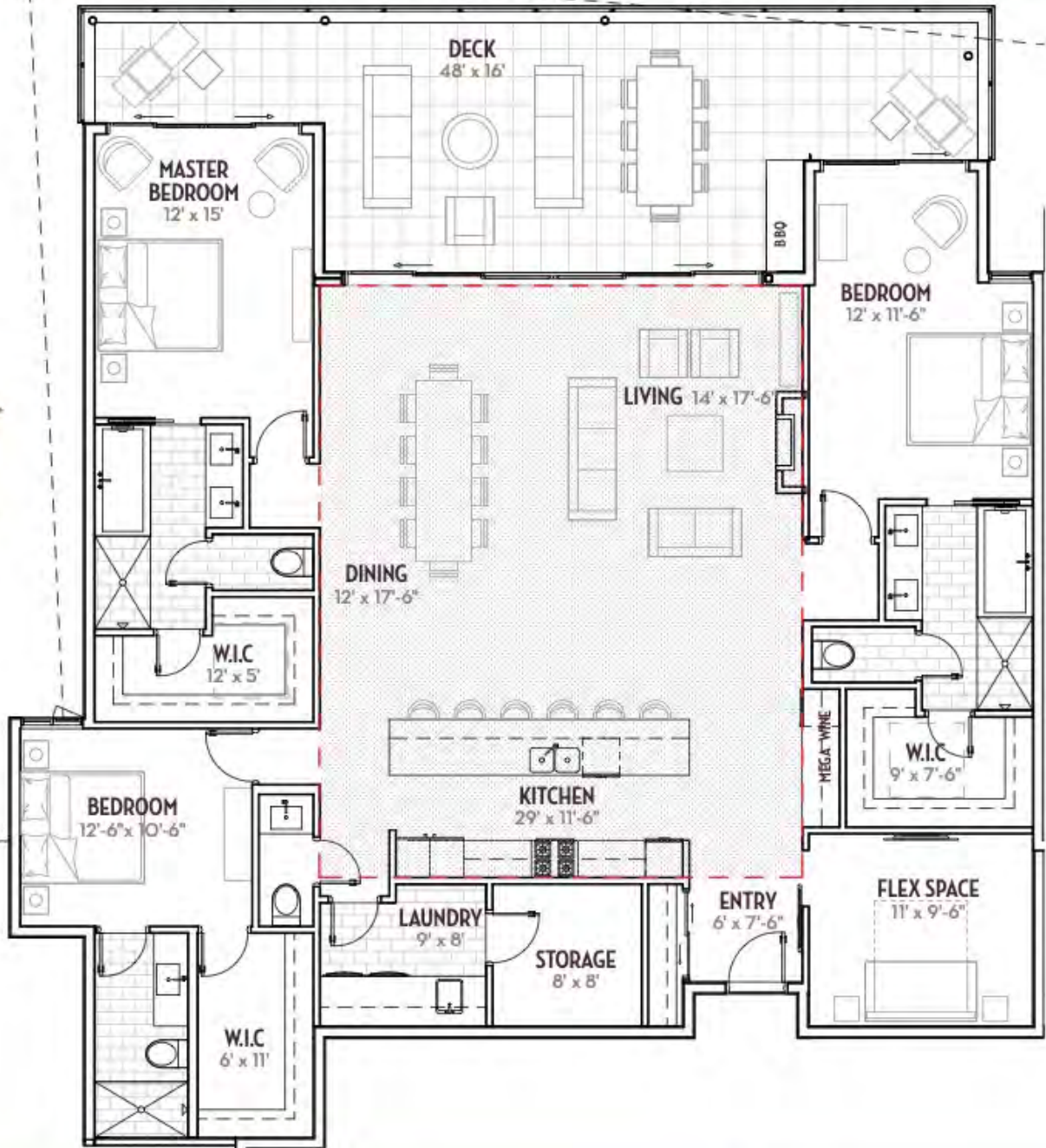
ARIVA PREMIUM ESTATE LIVING

# PENTHOUSE 1A

3 bedroom | 3.5 bath  
2894 sq. ft. | 2319 sq. ft. plus 575 sq. ft. deck area



PHASE 2



A one-of-a-kind  
Okanagan community  
created by **ARIVA  
RESORTS**

Designed by **m+m a**  
the award winning  
architectural firm  
**HULLIDAY ARCHITECTS INC.**

Working Together. **TEAM CONSTRUCTION**  
Winning Together. **MANAGEMENT LIMITED**

**ArivaKelowna.ca**

\*Dimensions, layouts and specifications are approximates only and subject to change without notice.  
All drawings and renderings are artist's conceptions only and for illustrative purposes only. E & OE

## DETAILED FEATURES

### Exceptional Features

- One of Kelowna's newest and brightest condo developments
- 14 ft. ceilings open up this top floor living space
- Beautiful oak hardwood flooring flows throughout the main living areas
- Each bedroom complete with an ensuite bathroom
- Cambria White Cliff polished countertops in the kitchen, wine bar and ensuites
- Enjoy the stunning views of Okanagan Lake and downtown Kelowna from the comfort of the 575 sq. ft. deck
- Ariva has plenty of great amenities including pickle ball courts, pool, hot tub, meeting rooms and shared kitchen area for large gatherings

### Kitchen/Dining Area

- Open concept with 14 ft ceilings, warm toned brushed oak hardwood flooring
- Beautiful gourmet kitchen with Cosentino Dekton Stonika Berge waterfall island and backsplash with Cambria White Cliff polished countertops in the remainder of the kitchen that reflect the recessed lighting and hanging light fixture
- Fully equipped kitchen with Miele appliances including a cabinet finished fridge/freezer plus a wine bar
- Abundance of wood finish Blume cabinetry with soft closing hardware

### Living Room

- Expansive views of Okanagan Lake and downtown Kelowna
- Natural light flows throughout the open concept design
- Oversized glass patio doors provide a seamless transition to the comfortable outdoor lounging areas on spacious deck, perfect for extending entertaining outdoors to enjoy the amazing lake and city views
- Linear gas fireplace with a floor to ceiling surround anchors the room
- Transom window, recessed lighting and soaring ceiling with ceiling fan frame this impressive entertaining space

### Bedrooms

- Primary bedroom & 2nd primary bedroom both with glass door access to the deck and stunning lake and mountain views, 5-piece ensuite and spacious walk-in closet with shelving and hanging space
- Additional bedroom with 3-piece ensuite and spacious walk-in closet

### Baths

- Two, 5-piece ensuites both with polished stone countertops, floating vanities with ample storage, 2 undermounts sinks, fully tiled seamless glass shower with waterfall and hand wand shower heads, free standing soaker tubs
- 3-piece ensuite features tiled flooring and seamless glass shower, polished stone countertops, floating vanity with ample storage and 2 undermounts sinks
- Additional 2-piece bath is steps from the main living area

### Laundry/Storage

- Large laundry room with washer/ dryer and folding counter, access to generously sized storage space

### Flex Space

- Located directly to the right upon entering the home
- This large room has a multitude of options such as in-home gym/movie theater or office space



**LISTED BY DEAN SIMONELLI**

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