



**JANE HOFFMAN**  
REALTY

## OKANAGAN LAKE FRONT LIVING AT THE LAGOONS



**PROUDLY MARKETED BY DEAN SIMONELLI**

**321 - 1156 Sunset Drive**  
**Kelowna, BC**

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## DETAILS

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<b>Address</b>	321-1156 Sunset Drive Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	3, 2 full, 1 half
		<b>Finished Area</b>	2069 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Type of Dwelling</b>	2 Storey Townhouse	<b>Year Built</b>	1995
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Heating</b>	Natural Gas, Forced Air
<b>Views</b>	Lake, Mountain, City	<b>Cooling</b>	Central Air
<b>Main Level</b>	1179 sq. ft.	<b>Fireplace</b>	1 Gas Fireplace
<b>Above Main</b>	890 sq. ft.	<b>Garage/Driveway</b>	2 Parkade Parking Stalls
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Dining: 11' x 12'

Kitchen: 11'4" x 16'2"

Living: 19' x 38'1"

2-Piece Bath: 5'4" x 5'5"

View/Sitting Area: 11'7 x 11'9

Utility: 4'3" x 3'5"

### Room Sizes - Upper Level

Bedroom: 11'11" x 11'4"

Bedroom: 11'1" x 11'8"

Primary: 14'2" x 10'11"

4-Piece Ensuite: 9'10" x 9'11"

4-Piece Bath: 7'9" x 9'5"

### Inclusions

- Sub Zero Fridge/ Freezer
- Wolf Built-in convection oven and warming drawer
- Wolf Built-in 4 burner electric cook top
- Wolf built-in microwave
- Best by Broan hood vent
- Miele Dishwasher
- Miele Washer/Dryer
- Central Vac
- Security system
- General Air Humidistat
- Nuheat heated flooring
- Surround sound

*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 321-1156 SUNSET DRIVE

Lake front living at the Lagoons. Fantastic building with great amenities that include indoor and outdoor pools, steam room, & gym. This timeless modern contemporary 3 bedroom, 3 bath townhome is located in the heart of downtown, walking to distance to shopping, great food and entertainment. Enjoy the breathtaking Okanagan views from a choice of 3 balconies or your private rooftop patio.

The main floor is a bright open concept with windows spanning the entire front providing a lakeview from every room. Freshly painted. Beautiful bamboo hardwood flooring throughout the entire home. Kitchen is equipped with high end appliances, a modern blend of custom cabinets, and granite counters.

Upstairs the master bedroom has a vaulted ceiling, slider to private balcony, dressing room with built in shelving & 4 piece ensuite which includes an oversized, tiled, walk in shower with rain, slider, and multiple shower sprays. 2 bedrooms both with lake views and a full 4 piece bath complete this floor.

This unit includes 2 parking stalls #41 and #62. 1 dog or 1 cat 19" at shoulder are permitted, no short term rentals. Boat moorage is granted on a lottery system reset each year.

**Listing Agent - Dean Simonelli** | Contact [dean@janehoffman.com](mailto:dean@janehoffman.com) or 250-866-0088









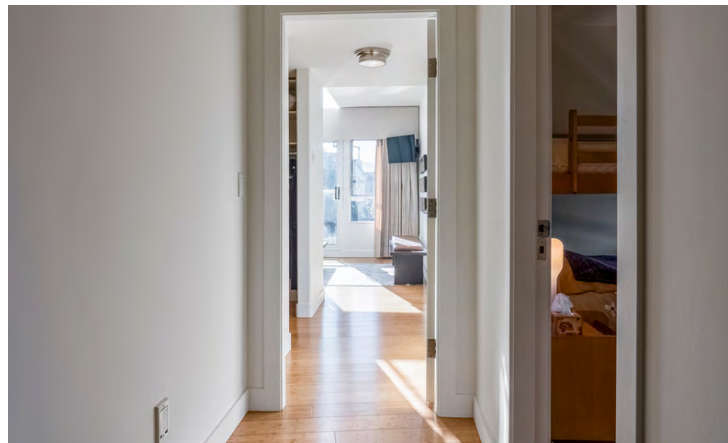














## **EXCEPTIONAL FEATURES**

- Welcome to beautiful Lake front living at the Lagoons
- This townhouse is centrally located in the heart of downtown Kelowna
- Beautiful bamboo hardwood flooring throughout, freshly painted interior
- Fully equipped kitchen with quality stainless steel appliances that complement the design of the space
- Room for a large dining room table illuminated by a modern chandelier
- The building offers great amenities that include indoor/outdoor pools, steam room, & gym
- Enjoy the breathtaking views of Okanagan lake and mountains from a choice of 3 balconies or your very own private rooftop patio
- Custom drapery, blinds, lighting package including recessed lighting and dimmer switches throughout
- Both upper level baths feature heated flooring
- Built-in surround sound throughout the living room perfect for entertaining
- This unit includes 2 heated underground parking spaces #41 & #62
- Convenient location near walking/hiking and biking trails, close proximity to Knox mountain, near shopping, restaurants, wineries, brewery's and other enjoyable city attractions

### **Kitchen/Dining**

- This kitchen is fully equipped with professional stainless-steel appliances
- The cabinetry in this kitchen features the convenience of pull out shelving
- To the ceiling upper cabinets provide ample storage space, the lower cabinets and drawers are accented with stainless steel handles and have soft close components
- Dining room will accommodate a large table, area is defined by a chandelier
- The entire space is illuminated by recessed lighting
- Double glass sliding doors lead to outdoor balcony with BBQ and space for outdoor seating

### **Living Room**

- Lots of natural light from the wall of windows that capture the stunning ever changing views of Okanagan Lake and the surrounding mountains
- Open concept with vaulted ceiling creating an open, airy environment
- Off of the living room is a sitting area perfect for relaxing and enjoying the beautiful panoramic lakeview setting

### **Bedrooms**

#### **Primary Bedroom**

- Primary bedroom features vaulted ceiling, bamboo flooring, large windows providing ample natural light, private balcony, walk-in-closet with floor to ceiling shelving, cabinetry & hanging space, and 4-piece ensuite

#### **Additional Bedrooms**

- 2 bedrooms both featuring high ceilings, lakeview windows, and spacious closets



## **Baths**

### **Main Floor Bath**

- Powder room conveniently located on the main level features metal countertop with undermount sink, wall mounted mirrors and tile flooring

### **Primary Bedroom Ensuite**

- 4-piece ensuite located on upper level features heated tile flooring, washlet toilet, 2 undermounted sinks, wall mounted mirror, seamless glass shower with hand wand and waterfall shower heads

### **Main Upper Level Bath**

- 4-piece bath features, tile flooring, tub/shower combination, vanity with vessel sink and wall mounted mirrors

### **Roof Top Deck**

- Private roof top sundeck which faces east, south and west with panoramic views of Okanagan Lake, city and mountains













# 321-1156 Sunset Dr, Kelowna, BC

Main Floor Total Exterior Area 1289.49 sq ft  
Total Interior Area 1179.43 sq ft



PREPARED: 2021/09/16



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.



# 321-1156 Sunset Dr, Kelowna, BC

2nd Floor Total Exterior Area 980.86 sq ft  
Total Interior Area 890.05 sq ft



PREPARED: 2021/09/16







**LISTED BY DEAN SIMONELLI**

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