



JANE HOFFMAN
REALTY

WELL MAINTAINED RANCHER - LAKE & CITY VIEWS



MARKETED BY GREG DUSIK

665 Denali Drive
Kelowna, BC

DETAILS

Address	665 Denali Drive Kelowna, BC	Bedrooms	4
		Bathrooms	3 full
		Finished Area	2892 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.174 Acre, 65 ft. x 130 ft.	Year Built	2004
Main Level	1635 sq. ft.	Exterior	Stucco
Lower Level	1257 sq. ft.	Roof	Asphalt/Fibreglass Shingles,
View	Lake, Valley, Mountain, City	Heating	Natural Gas Forced Air
Water	Municipal	Cooling	Central Air
Sewer	Connected	Fireplace	2 Gas Fireplaces
		Ownership	Freehold
		Garage/Driveway	Attached Double
		Foundation	Concrete

ROOM SIZES

Main Level

Foyer: 10 6 x 11 5
Living Room: 18 8 x 13 11
Kitchen: 13 x 13 8
Breakfast: 12 1 x 4 10
Dining Room: 11 11 x 13 11
Primary Bedroom: 14 x 15 1
Walk-In Closet: 6 1 x 10 6
Full Ensuite Bath: 10 6 x 10 7
Bedroom: 12 10 x 9 11
Full Bathroom: 7 3 x 9 11
Laundry: 9 x 5 2
Garage: 21 4 x 21 9

Lower Level

Rec Room: 42 x 27 1
Full Bathroom: 10 9 x 5
Bedroom: 12 6 x 9 11
Bedroom: 16 8 x 9 11
Utility: 22 10 x 15 2

Inclusions

- Fridge/freezer
- Electric stovetop
- Oven
- Bar fridge
- Panasonic microwave
- Dishwasher
- Washer & Dryer

Mechanical

- Furnace
- A/C unit

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 665 DENALI DRIVE

Exceptionally maintained walkout rancher with fantastic views of Kelowna. This home is located in the prime, lakeview side of Dilworth Mountain just minutes to downtown. Entry of the home flows seamlessly to the open concept main living area. The kitchen has been beautifully renovated with custom wood cabinetry, granite countertops and stainless-steel appliances with a separate wine refrigerator. Large centre island and ample counter space. In the living room is a gas fireplace with surrounding rock work.

Off the dining area enjoy access to the covered patio perfect for grilling, dining and watching sunset over the valley and the lake. Main level primary bedroom with 5-piece ensuite including a soaker tub and walk-in closet. One additional bedroom is located on the main floor.

The lower level is a great entertainment space offering a huge rec room, two bedrooms and a bathroom. Walkout access through the sliding glass doors leads to a covered patio with stunning lake, city and valley views.

Two car garage. Low maintenance, mature landscaping. Excellent neighborhood close to great schools, and parks.

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

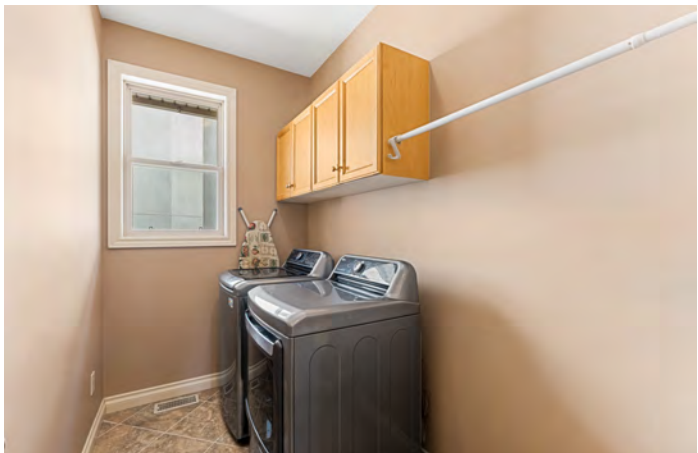














665 Denali Dr, Kelowna, BC

Main Floor Exterior Area 1635.59 sq ft
Interior Area 1528.13 sq ft
Excluded Area 508.45 sq ft



PREPARED: 2023/09/07



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.

665 Denali Dr, Kelowna, BC

Lower Level Exterior Area 1543.31 sq ft
Interior Area 1443.09 sq ft



PREPARED: 2023/09/07



White regions are excluded from total floor area in iGLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

DETAILED FEATURES

Exceptional Features

- This home has a nice mixture of indoor/outdoor living with a generous amount of outdoor seating with space for everyone to take in the gorgeous views
- The kitchen, dining room and living room are all connected in one large open concept, perfect home for hosting guests and family
- Spacious 2 car garage with additional uncovered parking in the driveway
- Located minutes from downtown, nearby schools and golf courses
- This is an amazing family home, in a great neighbourhood with 2892 sq. ft. of beautiful living space

Main Floor

Entrance/Foyer

- Front door with glass insert and side glass panels
- Spacious, open foyer with lots of natural daylight
- Hallway to the right leading to garage, and laundry
- Staircase leads to lower level

Garage

- Attached 2 car garage with two outdoor parking spots
- Lots of storage area, windows provide natural light

Primary Bedroom

- Convenient to the main living areas
- Windows are equipped with pull down blinds and views over the front yard
- Walk-in closet with built-in full-length mirror
- Hardwood flooring, vaulted ceiling

4-Piece Ensuite

- Soaker tub with tile surround
- Undermount sink, tile backsplash and lots of counter space
- Mounted mirror with bar lighting above, recessed lighting
- Tile flooring
- Glass door acrylic shower with hand wand shower head

4-Piece Bathroom

- Tile flooring
- Tub/shower combination
- Vanity with granite countertop, undermount sink and mounted mirror with bar lighting above

Bedroom #2

- Next to the 4-piece bathroom
- Double bifold door closet, carpeted

Open Concept Kitchen / Dining Room

- Kitchen island with storage drawers/cabinets & glass display cabinets, pendant light fixtures above island
- Large window in kitchen overlooking the expansive city & mountain views
- Full size fridge/freezer plus a separate bar fridge
- Hanging light fixture over dining room table
- Double glass doors lead to the large deck

Living Room

- Spacious with lots of seating areas
- Fireplace with floor to ceiling stone surround and space for media if desired
- Large windows to take in the breathtaking views of the scenic mountains and city lights
- Hardwood flooring

Laundry Room

- Located off the garage
- Upper storage cabinetry
- Window, hanging clothes rail

Lower Level

3rd Bedroom

- Spacious bedroom with double door closet
- Carpeted flooring

4-Piece Bathroom

- Located beside the bedroom
- Tub/shower combination
- Vanity with one sink, mounted mirror with bar lighting above
- Tile flooring

4th Bedroom

- Double bi-fold door closet
- Carpet flooring

Rec Room

- Large open space with lots of natural light
- Multiple windows capture the stunning views
- Carpeted flooring
- Convenient access to the outdoor view patio area

Patio/Balcony

- Take In the breathtaking views of Okanagan Lake from the deck and patio
- Covered and uncovered deck areas with room for seating and a barbeque area
- Covered patio below deck will accommodate table and seating areas, uncovered area on the patio as well



LISTED BY GREG DUSIK

C: 250-869-2806

T: 250-860-7500

E: greg@janehoffman.com





JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM