



JANE HOFFMAN
REALTY

CARRIAGE SIGNATURE HOME AT THE PONDS



PROUDLY MARKETED BY NIKKI SAKAMOTO

1026 Emslie Street
Kelowna, BC

DETAILS

Address	1026 Emslie Street Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	2930 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.35 Acre, 15,246 sq. ft.	Year Built	2023
Water	Municipal	Exterior	Stone, Stucco
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Bridge	Heating	Natural Gas Forced Air
Main Level	1508 sq. ft.	Cooling	Central Air
Upper Level	1422 sq. ft.	Fireplace	2 Gas Fireplace
Lower Level	Unfinished and Finished Area	Garage/Driveway	Attached Oversized Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 9' x 8' 3"
Living Room: 21' 1" x 15'
Kitchen: 17' 5" x 15'
Pantry: 10' 6" x 8'
Mud Room: 12' 2" x 7' 6"
Dining Room: 14' 11" x 10' 5"
2-Pce Bathroom: 6' 9" x 6' 5"
Den: 12' 2" x 9' 1"
Garage: 22' 11" x 23' 5"

Room Sizes - Upper Level

Primary Bedroom: 18' 10" x 19' 4"
Walk-in Closet: 8' 6" x 15' 3"
5-Pce Ensuite: 9' 6" x 15' 9"
Bedroom: 12' x 12' 11"
Walk-in Closet: 4' 8" x 10'
Bedroom: 12' 5" x 13' 10"
Walk-in Closet: 5' 3" x 9'
4-Pce Bathroom: 5' 5" x 9' 11"
Laundry: 7' 1" x 8' 10"

Inclusions

- Fisher & Paykel electric stove top
- Fisher & Paykel oven
- Fisher & Paykel fridge/freezer
- Fisher & Paykel dishwasher drawers
- Samsung microwave
- LG washer/dryer

Mechanical

- 100amp service panel
- Bradford air & heating
- Goodman furnace
- Bree-link plumbing and heating
- Aprilaire Humidifier
- Fantech
- Ecobee thermostat

Room Sizes - Basement

Unfinished Area: 53'10 x 37'8
Utility Room: 23' 4" x 7' 2"

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 1026 EMSLIE STREET

Brand new home located in the Upper Mission neighbourhood of Trailhead and built by Carriage Signature Homes. This Energuide rated home offers beautiful modern finishes and quality craftsmanship with attention to detail that is evident throughout. Open concept main living area with large windows to enjoy the panoramic valley and lake views. In the living room is a gas fireplace with tile surround. Off the living area is a kitchen that will delight the culinary enthusiast offering a large centre island, Fisher & Paykel stainless-steel appliances, and a butler's pantry for added storage and food preparation.

For outdoor living, take advantage of seamless access to the covered patio with an abundance of room for grilling and dining. Excellent floor plan with all bedrooms located on the upper level. The primary bedroom boasts stunning views, a walk-in closet and beautiful 5-piece ensuite bath. Two additional bedrooms and 1 bath completes this level. Lower level features an unfinished basement with 10+ ft. ceilings. The basement can be finished as either a 1-bedroom with leftover living space in the other half of the basement, or as a full 2-bedroom suite with a separate entrance. The home is approved for a 10' x 20' pool, which if desired, can be installed by Carriage Signature Homes.

Oversized two car garage with oversized garage door and rough in for electric vehicles. Fully landscaped. This home is also solar rough-in ready. Currently under construction is a nearby shopping centre with all amenities.

Listing Agent - Nikki Sakamoto | Contact nikki@janehoffman.com or 250-300-5682



Photo is virtually staged



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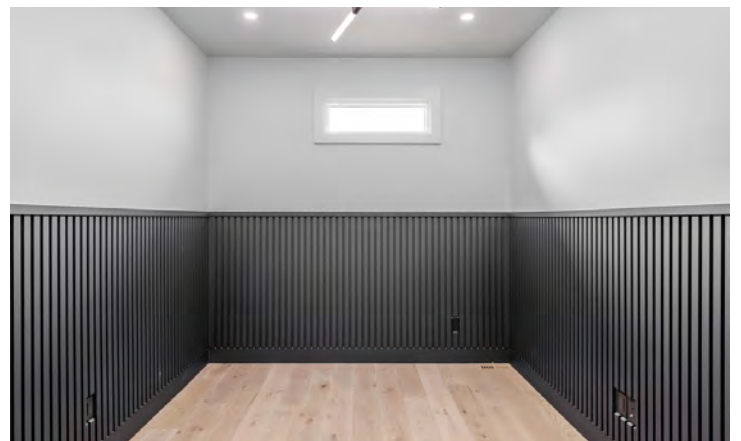
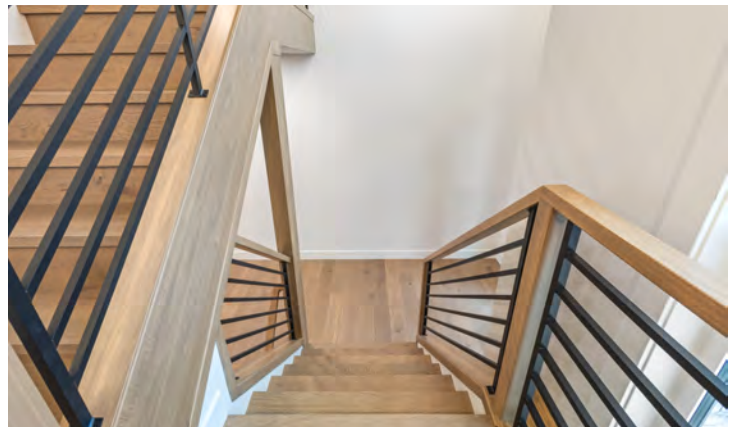
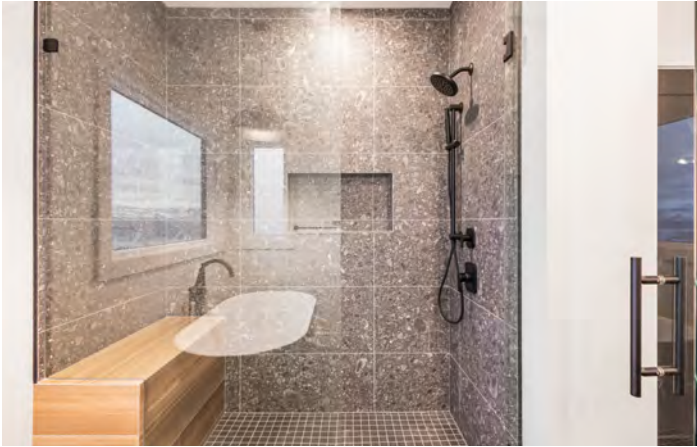




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1026 Emslie Road, Kelowna, BC

Main Floor Exterior Area 1507.71 sq ft
Interior Area 1404.27 sq ft
Excluded Area 562.43 sq ft



PREPARED: 2023/10/12

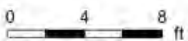


1026 Emslie Road, Kelowna, BC

Main Floor Exterior Area 1507.71 sq ft
Interior Area 1404.27 sq ft
Excluded Area 562.43 sq ft



Lower Floor Exterior Area 1437.32 sq ft
Interior Area 1336.37 sq ft



PREPARED: 2023/10/12



EXCEPTIONAL FEATURES

- This stunning home is located in the desirable Upper Mission community of Trailhead
- Discover panoramic and sweeping views of Okanagan Lake and valley from this brand new home
- Over 2500 sq. ft. of finished luxury living space with quality craftsmanship at every turn
- Builder can finish basement
- No expense was spared when it comes to the exceptional fine details of this thoughtfully designed home
- Home was built by reputable Carriage Signature homes and is an Energuide rated home
- The gourmet kitchen has a chef's dream Fisher & Paykel stainless-steel appliance package, beautiful polished stone counters, kitchen island, butler's pantry
- Butler's pantry features undermount sink, soft closing cabinetry and shelving for additional storage and convenience
- Bright, open concept with dining and living room
- Hardwood flooring throughout the main level, lower level offers 10 + ft. ceilings
- All cabinetry is soft closing
- Oversized two car garage with rough-in for electric vehicle charging
- Laundry room located on upper level, convenient for all bedrooms
- This home features an abundance of outdoor living, there is a balcony off of the main living area to the outdoor oasis below with covered patio, yard, and lounging area
- Approved for a pool if desired
- This home has potential and is licenced for a spacious 2-bedroom legal suite easily accessible with its own separate entrance, and access to the backyard, great for someone looking for an additional income opportunity or for an in-law suite for extended/visiting family
- This home is fully landscaped and is fully solar rough-in ready
- Fantastic location just a short drive to wineries, golfing, and schools
- Nearby, under construction is also a brand-new shopping center with amenities including Save-on, Shoppers, etc.

Foyer/Mudroom

- Front entry door with glass panel inserts, transom window above and side window provides an abundance of natural light upon entering
- High ceiling in the foyer creates an open airy ambience, accented by an elegant light fixture
- Spacious double door coat closet
- Access to upper and lower levels of the home
- Just down the hall is the mudroom offering, tile flooring, built-in shelving, coat hooks, a built-in bench and direct access to the garage. Double door closet for additional storage

Living Room

- Beautiful open concept, this living room provides a bright and warm environment
- Extending the length of the room's one wall are expansive windows and glass deck doors creating an abundance of natural light, recessed lighting
- Relax and enjoy this inviting room capturing the beautiful panoramic lake & mountain views
- Feature wall is perfectly accented by a gas fireplace with floor to ceiling tile surround with a media outlet above for a wall mounted TV
- Easy access to enjoy the deck, perfect for entertaining with room for outdoor dining/seating complete with recessed lighting and stunning views

Kitchen/Dining Room

- Stone countertops, tile backsplash and a mix of light and dark cabinetry with soft closing hardware, beautiful center island with seating for 4
- Recessed lighting and 3 modern pendant lights above the island complement the design
- All kitchen cabinetry and shelving features built-in task lighting
- Wine fridge
- The functionality of this kitchen is enhanced by the professional stainless-steel appliances and a large walk-in butler's pantry
- Butler's pantry features, built-in shelving, counter space, undermount sink with cabinetry below, and a built-in stainless-steel microwave
- This pantry is also located directly off of the garage for convenience when carrying groceries
- Adjacent to the kitchen is the spacious dining area with ample room for a large table accented by a modern light fixture
- This dining area is surrounded by large windows capturing the stunning views of Okanagan Lake and mountains

Main Level - Den Could Be Bedroom

- This level features a den with hardwood floors, recessed lighting, and charcoal wainscoting on half the wall, window, modern light fixture, recessed lighting
- This room could double as an extra bedroom

Main Level 2-Piece Bathroom

- Features hardwood flooring, floating vanity with undermount sink, dark wood cabinetry below, and wall mounted mirror with two wall sconce light fixtures, window

Laundry

- Front load washer and dryer
- This space features tile flooring, built-in cabinetry, folding counter, and a built-in undermount wash sink with a window above
- Located on the upper level, convenient to all main bedrooms

Upper Level Bedrooms

- Primary bedroom complete with lakeview, plush carpeting, a charcoal feature wall, picture windows, wall mounted media input, recessed lighting, a large walk-in closet with shelving, hanging space and cabinetry, and a 5-piece ensuite
- An additional two bedrooms are located on this level, both featuring, plush carpeting, built in floating desk/vanity, picture windows, and spacious walk-in closets

Upper Level Bathrooms

- 5-piece ensuite attached to the primary bedroom features, tile flooring, floating vanity with two undermount sinks and sleek charcoal cabinetry, two wall mounted mirrors with bar lighting, large corner windows placed by the beautiful free standing tub with modern dropdown light fixture above, and a seamless glass shower with floor to ceiling tile, rain and wand shower heads and seating bench
- 4-piece main bath features tile flooring, floating vanity with undermount sink and sleek charcoal cabinetry below, bar lighting, and tub/shower combination with rain shower head



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