



JANE HOFFMAN
REALTY

CARRIAGE SIGNATURE HOME AT THE PONDS



PROUDLY MARKETED BY NIKKI SAKAMOTO

1046 Emslie Street
Kelowna, BC

DETAILS

Address	1046 Emslie Street Kelowna, BC	Bedrooms	3
		Bathrooms	4, 2 full, 2 half
		Finished Area	3978 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.35 Acre, 15,246 sq. ft.	Year Built	2023
View	Lake, Mountain, Bridge, City	Exterior	Stone, Stucco
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Natural Gas Forced Air
Main Level	2123 sq. ft.	Cooling	Central Air
Lower Level	1855 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached Oversized Double
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 19' 3 x 22' 2
Dining Room: 13' 7 x 13' 1
Kitchen: 11' 6 x 17' 2
Pantry: 11' 6 x 6'
Primary Bedroom: 13' 8 x 25' 5
5-Pce Ensuite: 10' 0 x 19' 1
Den: 11' 0 x 13' 6
Mud Room: 10' 9 x 5' 11
Laundry: 8' 2 x 7' 5
2-Pce Bathroom: 6' 8 x 5' 7

Room Sizes - Lower Level

Recreation Room: 20' 11 x 17' 9
Gym: 13' 0 x 15' 5
Golf Simulator: 17' 11 x 15' 4
2-Pce Bathroom: 5' 2 x 5' 9
3-Pce Bathroom: 13' 0 x 6' 10
Bedroom: 16' 1 x 10' 5
Bedroom: 12' 0 x 11' 6
Utility Room: 7' 1 x 8' 7

Inclusions

- Fisher & Paykel oven
- Fisher & Paykel electric stove top
- Fisher & Paykel dishwasher drawers
- Fisher & Paykel hood vent
- Fisher & Paykel fridge/freezer
- Samsung microwave
- Wine fridge x2
- Samsung washer/dryer

Mechanical

- Goodman furnace
- Bradford water heater
- Power vac
- Fantech
- Aprilaire humidifier
- 200 amp service panel
- IQ PANEL smart home

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 1046 EMSLIE STREET

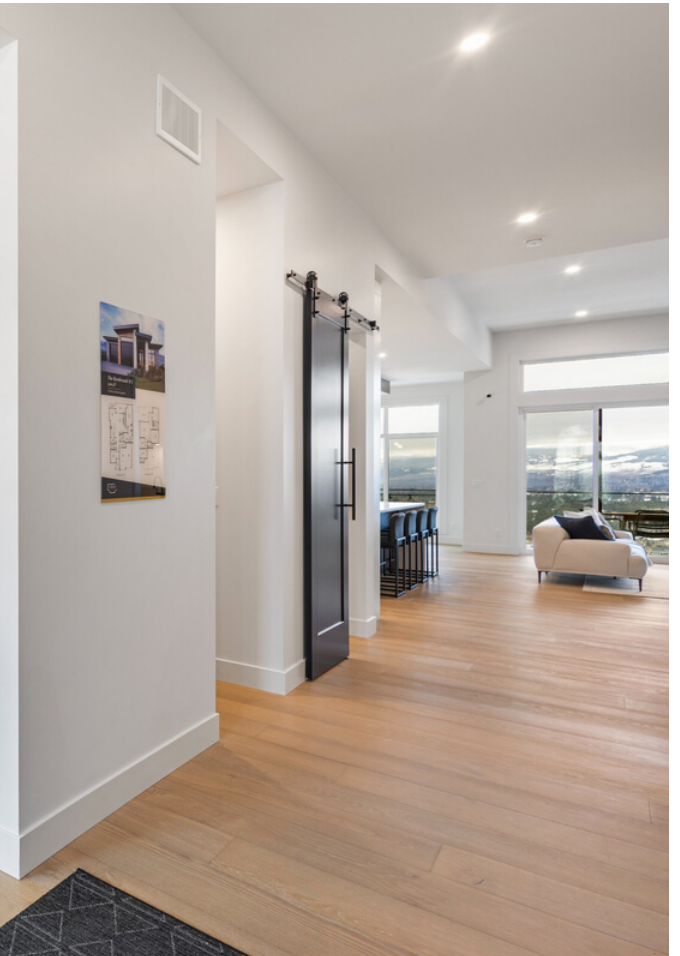
Brand new home located in the Upper Mission neighborhood of Trailhead and built by Carriage Signature Homes. This Energide rated home offers beautiful modern finishes and quality craftsmanship throughout. This home has 3 beds + den/office space. The main level boasts an open concept main living area with floor to ceilings windows showcasing gorgeous lake views and allowing for an abundance of natural light. The living room features a gas fireplace with black tile surround creating a warm ambiance for the cooler winter months. Custom beverage and wine centre off the living room features a Danby wine refrigerator. The gourmet kitchen is a highlight of the home with contrasting black and white finishes, an entertainment-sized island, and Fisher & Paykel appliances with a cabinet finished refrigerator, dishwasher and spacious butler's pantry.

Step through the sliding doors to a covered patio offering panoramic views, and a built-in grilling station with a sink. On the lower level is an entertainment area with a rec room and golf simulator that can also be used as a home theatre with easy access to the wet bar. Enjoy walk out access to a covered patio with roughed in space for a heater, hot tub and BBQ.

Oversized two car garage with high ceilings and rough in for an electric vehicle. This home also features 6 solar panels to help offset the electricity bills. Fully landscaped. Currently under construction minutes from this home is a shopping centre.

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















1046 Emslie Street, Kelowna, BC

Main Floor Exterior Area 2123.56 sq ft
 Interior Area 1999.03 sq ft
 Excluded Area 652.39 sq ft



Lower Floor Exterior Area 1855.43 sq ft
 Interior Area 1742.43 sq ft



PREPARED: 2023/05/19



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 3900 sq. ft. of luxury living space with quality craftsmanship at every turn
- No expense was spared when it comes to the exceptional details of this thoughtfully designed home
- Home was built by reputable Carriage Signature homes, this 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 & convenient butler's pantry
- Butler's pantry features undermount sink, soft closing cabinetry and shelving for additional storage and convenience
- Custom beverage center built into the main living area with double glass doors, wine fridge, and shelving
- Bright and open concept floor plan
- Hardwood flooring throughout the main level
- All cabinetry is soft closing
- Oversized two car garage with rough in for electric vehicle charging
- Rec room located on the lower level features a built-in bar just off of the backyard perfect for entertaining
- Keep fit in the gym on the lower level
- This home offers a golf simulator which could double as an in-home theater
- Laundry room located on main level and attached to primary ensuite for added convenience
- There is an abundance of outdoor living, from a balcony off of the main living area to the outdoor oasis below with covered patio, yard, and lounging area, fully landscaped
- 6-solar panels already installed with the possibility of installing more to help offset electricity bills
- Fantastic location just a short drive to wineries, golfing, and schools
- Nearby and under construction is also a brand-new shopping center with all amenities including Save-on, Shoppers etc.

Foyer/Mudroom

- Front entry door with glass panel insert, glass side panel and transom window above provide an abundance of natural light upon entering
- High ceiling creates an open, airy ambience in the foyer
- Hardwood flooring, spacious double door coat closet
- 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

Office

- A spacious office is located off the front foyer
- Space for a generous sized desk illuminated by a beautiful modern light fixture
- This room features built-in cabinetry and floating shelves with under shelf lighting
- A large picture window allows lots of natural light into this room

Laundry

- Front load washer and dryer
- This space features tile flooring, built-in cabinetry, folding counter, hanging rod, and a built-in undermount wash sink and wall mounted mirror
- Located on the main level with access to the primary walk-in closet for added convenience

Kitchen/Dining Room

- Stone countertops, backsplash and two toned light and dark shaker style cabinetry with soft closing feature
- Large center island with sink and seating for 4, three globe shaped glass pendant lights above the island
- All kitchen cabinetry and shelving features built-in task
- The functionality of this kitchen is enhanced by professional stainless-steel appliances and a large walk in butler's pantry
- Butler's pantry features, cabinetry, counter space, undermount sink with cabinetry below, and a built-in stainless-steel microwave
- Adjacent to the kitchen is the dining area with ample room for a large table accented by the ceiling design with modern light fixture
- This dining area is surrounded by windows capturing the views of Okanagan lake and mountains

Living Room

- Beautiful open concept, this living room provides a bright and warm environment
- Extending the length of the rooms one wall are glass deck doors creating an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- Feature wall is perfectly accented with a gas fireplace with floor to ceiling surround
- Recessed lighting and natural light illuminate this space
- Custom wine and beverage center located off of the living room with a Danby wine fridge and additional shelving
- Easy access to the deck perfect for entertaining with outdoor dining/seating, a built in kitchen with BBQ hookup, recessed lighting and stunning views

Main Level Primary Bedroom

- Beautiful hardwood flooring, large windows, wood accent wall with built-in light fixtures on each side of the bed, access to shared balcony, a 5-piece ensuite, and a spacious walk-in closet with shelving, cabinetry, and hanging rods

Main Level Bathrooms

- 5-piece primary bedroom ensuite bathroom features, tile flooring, floating vanity with two undermount sinks and charcoal cabinetry below, two wall mounted mirrors with bar lighting, a seamless glass shower with rain and hand held shower heads, and a free standing tub next to 2 windows accented by a ceiling feature with modern light fixture
- 2-piece powder room located near the front entrance of the home features, a floating vanity with undermount sink and cabinetry below, hanging light fixtures, a wall mounted mirror, window and a black tile feature wall that perfectly accents the room

Lower Level Bedrooms

- Bedroom 1 complete with plush carpet flooring, an accent wall, window, and a walk-in closet with shelving and hanging rods
- Bedroom 2 features plush carpet flooring, window, built-in floating shelving, and a feature wall with beautiful floral print, could be used as a second office

Lower Level Bathrooms

- 2-piece powder room conveniently located just off of the gym features a floating vanity with undermount sink, wall mounted mirror, and bar lighting
- 3-piece main bathroom with floating vanity and undermount sink and dark toned cabinetry, wall mounted mirror with bar lighting, and a seamless glass shower with floor to ceiling tile, light and rain shower head

Rec Room

- Large flex space perfect for the whole family
- Expansive windows flood the room with natural light plus recessed lighting
- Adjacent to this space find a built-in bar perfect for entertaining
- Sliding glass door access to the outdoor living area

Theater/Bar

- This home features a room with multi-purpose options
- Currently being used as a golf simulator, this space could also be used as a home theater
- Projector and large screen set up
- Easy access to the built-in bar which features, screen that faces bar top seating for 3, a beverage fridge, dishwasher, undermount sink and floating shelving

Gym

- Epoxy flooring
- Large sliding glass doors that lead to the outdoor patio also provide lots of natural light
- A large mirror extends the length of one wall
- Faux grass feature wall with motivational quote





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