



JANE HOFFMAN
REALTY

STUNNING HOME - EASY ACCESS TO BOAT MOORAGE - CLUB HOUSE - POOL - SANDY BEACH!



PROUDLY MARKETING BY JANE HOFFMAN

203-440 Cascia Drive
Kelowna, BC

DETAILS

Address 203-440 Cascia Drive
Kelowna, BC

Bedrooms 3
Bathrooms 4 full
Finished Area 3505 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size 0.165 Acre, 70 ft. x 120 ft.
Water Municipal
Sewer Connected
Views Mature Landscaping
Main Level 1843 sq. ft..
Upper Level 1662 sq. ft.
Water Influence Lakeshore

Year Built 2005
Exterior Stone, Stucco
Roof Tile
Heating Natural Gas, Forced Air
Cooling Central Air
Fireplace 1 Gas Fireplace
Garage/Driveway Attached Triple
Foundation Concrete

Room Sizes - Main Level

Living Room: 14 11 x 25 2
Dining Room: 21 x 11
Kitchen: 25 2 x 17 6
Full Bathroom: 6 5 x 8 9
Den / Office: 14 9 x 17
Laundry: 6 10 x 9 11
Mud Room: 17 4 x 8 8
Garage: 24 1 x 45

Room Sizes - Upper Level

Primary Bedroom: 17 8 x 23 8
Full Ensuite Bath: 11 2 x 18 2
Bedroom: 14 3 x 25 6
Full Ensuite Bath: 10 5 x 4 11
Bedroom: 13 9 x 17 3
Full Ensuite Bath: 5 11 x 7 10

Inclusions

- Electric cooktop
- Stainless steel hood vent
- Sub-Zero fridge/freezer combo
- Miele built-in oven
- Miele dishwasher
- Panasonic microwave
- Bar fridge in kitchen
- LG front load washer/dryer

Mechanical

- Furnace
- A/C unit
- Irrigation System
- 2 hot water tanks

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.



HOME IN LAKESHORE COMMUNITY WITH PRIVATE BOAT MOORAGE

Welcome to "Southbay", a prestigious waterfront community in sought after Lower Mission! Perfect for a year-round residence or summer retreat this beautiful family home offers over 3,500 sq. ft. of luxury living with unparalleled craftsmanship and attention to detail found throughout. Enjoy custom woodwork, vaulted ceilings, feature walls, and a professional appliance package that will entice the chef in the family. The open concept living spaces create ease of transitions from room to room for seamless entertaining.

Upstairs relax in the primary retreat with a 5-piece ensuite, walk-in closet and private patio overlooking the surrounding foliage. Two additional, generous-sized bedrooms both with ensuites and walk in closets complete this level.

Back downstairs, off the living area is a fabulous outdoor living space with a beautiful backyard. Surrounded by lush, mature landscaping and backing onto the creek it's an idyllic outdoor oasis.

Residents of the community can take advantage of secure gated entry, a sandy beach, in-ground pool, hot tub, clubhouse complete with a games room and professional gym. At the water's edge enjoy a fully equipped dock with full-time boat moorage.

Quality schools, playgrounds, quaint boutiques & some of Kelowna's finest restaurants are situated nearby. This home allows you to live in luxury and play in the sparkling waters of Okanagan Lake just steps from your front door.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088







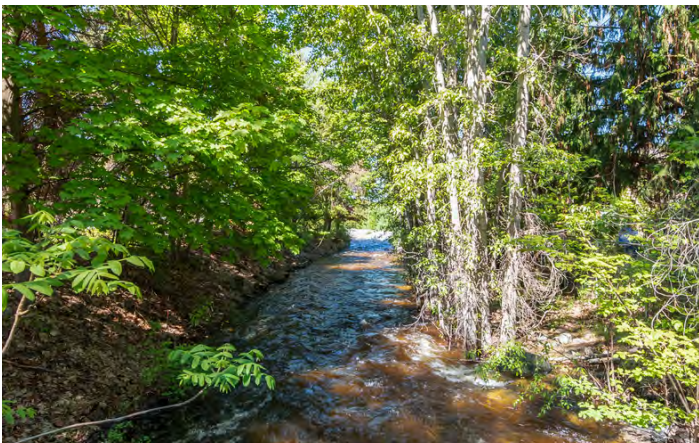














203-440 Cascia Dr, Kelowna, BC

Main Floor Exterior Area 1843.43 sq ft
Interior Area 1684.93 sq ft
Excluded Area 880.95 sq ft



2nd Floor Exterior Area 1662.35 sq ft
Interior Area 1497.12 sq ft
Excluded Area 375.09 sq ft



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ft

PREPARED: 2023/05/16



EXCEPTIONAL FEATURES

- Located in the prestigious waterfront community of Southbay Landing in sought after Lower Mission neighbourhood, on a quiet cul-de-sac
- Quality craftsmanship, high-end finishes and impressive design have come together to make this house a true masterpiece
- Carl Scholl design
- Entire home carefully renovated with the utmost attention to detail and quality finishing
- Top notch schools, playgrounds, quaint boutiques & some of Kelowna's finest restaurants are nearby
- Situated creekside for ultimate privacy
- An in-ground pool & hot tub are located at the lakeside convenient to the dock fully equipped with lifts and full time boat moorage
- Secure gated entry, sandy beach and clubhouse complete with games room & professional gym
- Lovely landscaping, well-maintained private yard
- Stucco and stone exterior with clay tile roof and wood soffits
- Triple garage (2 bay doors, one side tandem), stamped concrete driveway and pathways
- 8 ft. interior doors, detailed millwork throughout including wide baseboards & coffered ceilings
- Lighting fixtures complement and add the perfect finishing touch to the home
- Wide plank hardwood flooring throughout

Foyer/Entrance

- Fully landscaped with walking path leading to the front door and to the private backyard
- 20' ceiling height in vaulted front foyer
- Large window provides lots of natural light
- Opens up to the Great Room & Den

Den/Office

- Beautifully designed Den/Office with custom built-in cabinetry, wall mounted media, desk space, drawers and large window overlooking the manicured front yard
- Recessed lighting, hardwood flooring

Living Room

- Bright and spacious living space with recessed lights & 2 story windows overlooking private backyard
- 22 ft. ceiling height accented by the coffered wood ceiling
- Stunning oversize gas fireplace with stone surround, mounted media above and a solid wood mantel

- Open concept with the kitchen and dining room, perfect for entertaining with ease
- Windows are equipped with blinds
- Glass feature wall defines the space within the open concept
- Staircase rises to upper level, steps finished in wood with wrought iron spindles and wood railing

Kitchen/Dining Room

- Tastefully remodelled and finished kitchen with professional stainless steel appliance package, stainless steel countertops with centre island finished with solid wood
- Quality cabinetry with under cabinet lighting providing a brighter working space
- Ceiling high tile backsplash
- Tray ceiling with hardwood finish and globe drop down lighting fixtures above the island
- Lots of natural light, recessed lighting
- The dining room is surround by windows overlooking the private backyard with easy access to outdoor patio
- Tray ceiling above dining room table finished with hardwood and recessed lighting
- Windows are equipped with pull down blinds

3-Piece Bathroom

- Main floor full bathroom with wall to wall vanity finished with a thick slab of stone counter, circular vessel sink and large mounted mirror above
- Seamless glass and tile walk in shower with waterfall shower head and recessed lighting, tile flooring

Laundry Room / Mud Room

- Laundry room located off the mud room and triple car garage
- Tile flooring, countertop space above washer/dryer, tile backsplash, under cabinet lighting, utility sink and built in cabinetry
- The mud room features multiple built-ins with countertop space, bevelled glass door closet space and seating areas

Above Main Floor

Primary Bedroom

- Stunning primary retreat with private balcony access overlooking the backyard and creek
- Large room can easily accommodate a king size bed
- Tray ceiling with hardwood finish, ceiling fan and recessed lighting
- Lots of windows provide natural light and are equipped with blinds
- Walk-in closet features built-ins, hanging rails, drawers and tile flooring

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5-Piece Ensuite

- Spa-inspired ensuite with large vanity finished with stone countertops, two undermount sinks, makeup seating area and quality cabinetry
- Seamless glass and tile walk in shower with waterfall and hand wand shower heads, corner seating, corner shelving
- Tiled in soaker tub with window

Bedroom 2 + 3-Piece Ensuite

- Bright and spacious bedroom with enough space for home desk, full walk-in closet and its own ensuite
- Hardwood flooring with flush mounted vents
- The walk-in closet features built-ins with hanging rails and shelving
- Full ensuite offers a seamless glass and tile walk-in shower with windows and corner shelving
- Vanity with stone counters, undermount sink and mounted mirror
- Tile flooring

Bedroom 3 + 3-Piece Ensuite

- Can easily accommodate a king size bed and has a nook, great for a desk space
- Lots of natural light
- Ceiling fan, recessed lighting & hardwood flooring
- Walk-in closet with built-ins
- The full ensuite features a seamless glass and tile walk-in shower with bench seating, hand wand shower head and corner shelving, window
- Vanity with stone counters, undermount sink and quality cabinetry
- Tile flooring





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