



JANE HOFFMAN
REALTY

GATED ENTRY ONE LEVEL LIVING - STUNNING LAKEVIEW



PROUDLY MARKETED BY DEAN SIMONELLI

140 Edith Court
West Kelowna, BC

DETAILS

Address	140 Edith Court West Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	2967 sq. ft.

SPECIFICATIONS & FEATURES

Type of Dwelling	Rancher	Year Built	2001
Lot Size	1.46 Acres	Exterior	Stucco
Water	Community Water Utility	Roof	Asphalt/Fibreglass Shingles
Sewer	Septic System	Fireplace	2 Fireplaces
Views	Lake, Mountain, Valley	Heating	Natural Gas Forced Air
Main Level	2967 sq. ft.	Cooling	Central Air
Ownership	Freehold	Garage/Driveway	Attached Double Garage
		Foundation	Concrete

Room Sizes – Main Level

Foyer: 14' x 10' 2

Living Room: 19' 3 x 19'

Dining Room: 17' x 12' 7

Kitchen: 14' 4 x 14' 9

2-Piece Bathroom: 6' 2 x 5' 7

Primary Bedroom: 16' 4 x 17' 7

Walk-in Closet: 9' 2 x 7' 7

5-Piece Ensuite: 16' 7 x 16' 10

Bedroom: 21' x 20' 5

Bedroom: 12' x 17' 10

4-Piece Bathroom: 4' 11 x 12' 4

Office: 16' x 12' 6

Laundry: 16' 6 x 12' 4

Mud Room: 13' x 7' 7

Utility Room: 6' 1 x 6'

Garage: 27' 6 x 29' 1

Inclusions

- KitchenAid Dishwasher
- KitchenAid electric range
- LG fridge/freezer
- Panasonic microwave
- Hood vent
- Samsung washer/dryer

Mechanical

- Honeywell thermostat
- Ecobee thermostat
- Nilfisk vac
- 200 amp service panel
- Defender hot water tank
- American standard furnace
- DSC security

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 140 EDITH COURT

Beautiful, one-level home on a gated lot in the desirable neighborhood of Traders Cove. Surrounded by nature, this custom San Marc home offers privacy and tranquility. Enjoy a well-thought-out floor plan with the main living spaces positioned to take advantage of the view. Upon entry, you'll notice a hallway leading to the living room with vaulted ceilings, a wood-burning fireplace with stone surround, and floor-to-ceiling windows with sliding glass doors opening to the lake view patios.

The kitchen boasts custom wood cabinetry, granite countertops, stainless steel appliances with bay windows that look out to the lake. The primary bedroom is designed to be a welcoming retreat with a gas fireplace, a 5-piece ensuite complete with a soaking tub that offers lake views, and sliding doors leading to a spacious lake view patio. For hosting guests, two additional generous-sized bedrooms share an adjoining 4-piece bath. Each bedroom offers access to its own patio. A light-filled home office is ideal for those working from home. Large laundry room with ample cabinetry for storage, a built-in desk, and a sink. Oversized 2-car garage with epoxy floors.

Nearly every room of the home offers access to a patio with most offering sweeping lake views. For those who enjoy life on a private buoy, one is located on the lake and easily accessible from the home. Minutes from this property is beach access and Trader's Cove Regional Park, plus West Kelowna amenities are 10 minutes away.

Listing Agent - Dean Simonelli | Contact dean@janehoffman.com or 250-866-0088

















EXCEPTIONAL FEATURES

- Experience tranquility in this beautiful one level home perched on 1.4 acres
- Located in scenic Traders Cove
- Over 2900 sq. ft. with beautiful lake and mountain views immediately upon entering the home
- Built by San Marc Homes
- High ceilings create a grand, open atmosphere
- The gourmet kitchen has a stainless steel appliance package, beautiful granite counters and well thought out design overlooking the dining room to the Okanagan lake views
- The panoramic views can be enjoyed from all the main living areas of the home
- Gate entry to driveway and two car garage with spacious attic above for additional storage
- Ample parking in the driveway
- This home features five patios, all with lake and mountain views
- There have been plans drawn up for a potential pool if desired
- Take in tranquility living at this private peaceful setting, surrounded by nature
- Minutes to the beach access and Trader's Cove Regional Park, West Kelowna amenities are 10 minutes away

Foyer

- Spacious covered entry
- Wood door with 2 glass side panels and transom window above provides lots of natural light to the foyer
- Tile flooring flows through to the main living area, coat closet

Living Room/Dining

- This open concept living room provides a bright and inviting environment
- Vaulted ceiling creates open, airy ambience
- The expansive lake and mountain views are captured by the floor to ceiling windows beside the amazing fireplace, and sliding glass door on the adjoining 2 walls
- The fireplace extends to the ceiling and has a beautiful stone surround with large mantle and media input above, directional lighting highlights this stunning feature
- Recessed lighting and natural light illuminate the space
- Open concept with the dining area with ample room for a large table accented by timeless hanging chandelier, lighted recessed alcove for dining hutch
- Easy access to the lakeview patios

Kitchen

- Open concept with dining and living areas
- Enjoy this gourmet kitchen with stainless steel appliances
- Tile backsplash and granite countertops extend throughout this entire space
- The kitchen is filled of natural light streaming through large windows that capture the stunning, ever-changing views of Okanagan Lake and the surrounding mountains
- The wood shaker-style cabinetry with brushed nickel hardware, provides ample storage space
- Spacious butler's pantry with built-in shelving
- The open design provides great flow and an inviting space for entertaining friends and family

Laundry

Large, bright laundry room with front load washer/dryer

Abundance of upper and lower cabinetry and counter space, large sink, hanging rod over sink

Built-in desk area with drawers, track lighting, large windows and glass door access to the back yard and convenient to the garage

Office

- Step through this glass door to a beautiful flex space
- Cork flooring
- This room offers a wall mural of a green forest with path, giving a vibrant nature feel
- Extended ceiling and a large window
- Built-in shelving surrounds the room

Bedrooms

- Primary bedroom features, cork flooring, ceiling fan, sliding glass doors to outdoor lakeview patio, a cozy fireplace with tile surround and media hook-up above, a walk-in closet, and 5-piece ensuite
- Two additional bedrooms connected by a 4-piece Jack and Jill bathroom
- Both bedrooms feature, plush carpeting, spacious closets, and sliding glass doors with access to two separate patios

Bathrooms

- 2-piece powder room offers a beautiful tile feature wall, floating wood cabinet with the perfect choice of vessel sink adding a pleasing design element, wall mounted circular mirror with two pendant light fixtures
- 4-piece Jack and Jill bathroom features a vanity with tile countertop and undermount sink, wall mounted mirror with two light fixtures, and a tub/shower combination
- 5-piece ensuite attached to the primary features tile flooring, built-in jetted tub beside lakeview window, large vanity with two sinks, a tiled glass door shower, and a separate make-up vanity

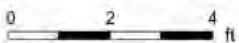
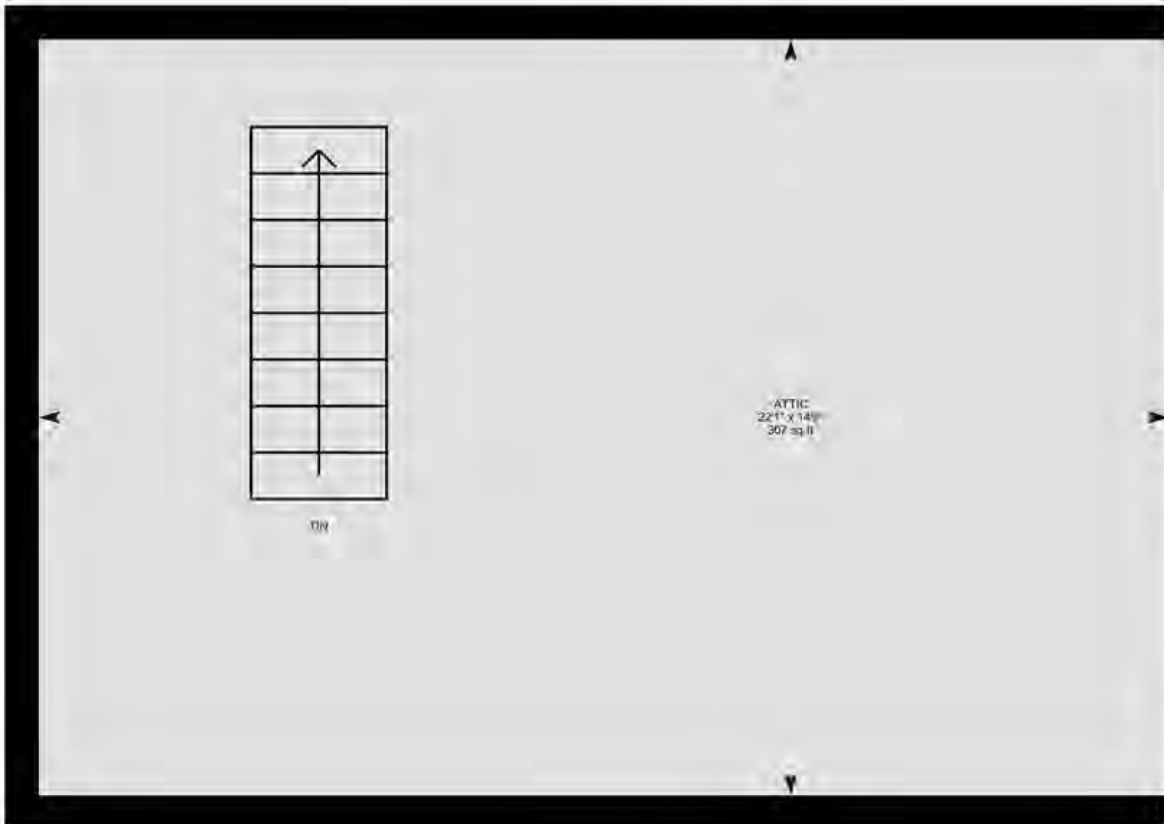


140 Edith Court, Kelowna, BC

Main Floor Exterior Area 2967.11 sq ft
 Interior Area 2750.92 sq ft
 Excluded Area 812.31 sq ft



Attic Exterior Area 365.00 sq ft
 Interior Area 325.88 sq ft



PREPARED: 2024/02/07





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