



JANE HOFFMAN
REALTY

FAMILY HOME - WALK TO SCHOOL - SCENIC TRAILS NEARBY



PROUDLY MARKETED BY JODI HUBER

1164 Frost Road
Kelowna, BC

DETAILS

Address	1164 Frost Road Kelowna, BC	Bedrooms	4
		Bathrooms	4, 3 full, 1 half
		Finished Area	2628 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.11Acre	Year Built	2015
Water	Municipal	Exterior	Hardie Board, Stone
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountains	Heating	Natural Gas Forced Air
Main Level	910 sq. ft.	Cooling	Central Air
Upper Level	869	Fireplace	1 Gas Fireplace
Lower Level	850 sq. ft.	Garage/Driveway	Heated Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 8' 8 x 8' 3
Kitchen: 12' 2 x 12' 9
Dining Room: 12' 2 x 8' 9
Living Room: 12' 2 x 15'
2-Piece Bathroom: 4' 11 x 5' 6
Office: 12' 3 x 9'

Room Sizes - Upper Level

Primary Bedroom: 11' 8 x 15' 1
Walk-in Closet: 7' 6 x 6' 11
5-Piece Ensuite: 10' 10 x 12' 7
Bedroom: 11' 8 x 9' 11
Bedroom: 9' 10 x 9'
4-Piece Bathroom: 4' 11 x 8' 10
Laundry: 7' x 5' 2

Inclusions

- Whirlpool Stove
- Whirlpool Dishwasher
- Whirlpool Refrigerator
- Whirlpool
- Front Load Washer and Dryer
- Microwave

Room Sizes - Lower level

Recreation Room: 17' 10 x 15' 1
4-Piece Bathroom: 11' 4 x 7' 6
Bedroom: 11' 4 x 12' 8
Mud Room: 5' 11 x 12' 6
Utility Room: 11' x 7' 1

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 1164 FROST ROAD

Living modern in desirable Kelowna South. This beautiful home is nestled minutes from Okanagan Lake in a family-friendly neighborhood near excellent schools and walking distance to restaurants and cafes.

A perfect layout for families or empty nesters this home boasts 3 bedrooms plus a den and 2.5 baths.

One incredible feature of this home is the ease of access to the gorgeous backyard oasis. Large folding Nana glass walls open to the partially covered patio deck, with bar seating, an outdoor kitchen, and a 16 x 28 ft. saltwater pool that seamlessly blends indoor & outdoor living areas.

The gourmet kitchen features an entertainment sized island, a professional appliance package with gas range, custom cabinetry, quartz countertops and a built-in wine chiller.

Main floor primary bedroom retreat with spa-like en suite. Office with custom built-in perfect for those working from home.

Dramatic 2 story foyer & custom staircase features floating stair treads & leads to the upper level where you'll find an additional 2 bedrooms, bath plus a bonus/family room.

Generously sized detached garage with epoxy floor finish.

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088





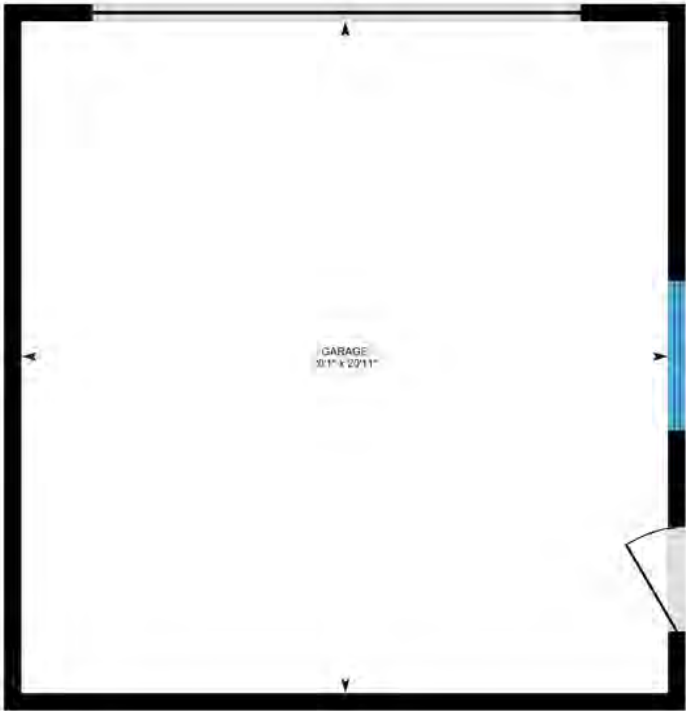








Garage Excluded Area 464.25 sq ft



0 2 4 ft

PREPARED: 2024/02/21



1164 Frost Rd, Kelowna, BC

Main Floor Exterior Area 909.73 sq ft
Interior Area 842.23 sq ft



PREPARED: 2024/02/21

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.

1164 Frost Rd, Kelowna, BC

Upper Floor Exterior Area 868.60 sq ft
Interior Area 802.15 sq ft
Excluded Area 11.35 sq ft



PREPARED: 2024/02/21

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Lower Floor Exterior Area 850.04 sq ft
Interior Area 782.70 sq ft



PREPARED: 2024/02/21

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EXCEPTIONAL FEATURES

- Perfect family home in the desirable Ponds area of Upper Mission
- Over 2500 sq. ft. of luxury living space with quality craftsmanship and attention to fine details
- The gourmet kitchen has a chef's dream stainless-steel appliance package, beautiful stone counters, kitchen island, and well thought out design overlooking dining and living room
- Bright and open concept floor plan
- Retreat to the lakeside primary bedroom, offering a serene sanctuary to wake up and soak in the panoramic views
- Two car garage, fully fenced yard
- Enjoy outdoor living on deck off of the main living area or on the backyard covered patio below
- Upper deck complete with convenient barbeque hook up
- Introducing the latest retail development nearby: a new grocery-anchored village situated at Gordon Drive and Frost Road, adjacent to Canyon Falls Middle School in the Mission area. Spanning approximately 100,000 sq. ft., this bustling retail hub features key anchors including Save-On-Foods, Shoppers Drug Mart, and Dollarama. With a carefully curated blend of retail and services, it caters to the growing needs of the community and will become the premier shopping destination for Kelowna's affluent neighborhoods.

Foyer

- Step into luxury through the covered entryway
- This expansive space features a double door closet, ensuring guests are greeted with convenience and elegance for a seamless arrival experience
- Extended ceiling's create open airy ambience upon entering
- Illuminated by stainless steel light fixture
- Security system

Den

- Adjacent to the main foyer, through double glass doors, you'll find the den, large picture window overlooking the streetscape and school grounds
- This space could be used as a home office, gym, etc.

Kitchen/ Dining

- Prepare to be captivated by the open-concept kitchen, living, and dining area—all showcasing breathtaking lake views
- The kitchen exudes modern elegance with two-toned cabinets, featuring crisp white cabinetry complemented by a striking center island
- Luxurious stone counters and a white tiled backsplash add to the design
- Inset lighting and glass pendant fixtures illuminate the space
- A convenient pantry, complete with overflow refrigerator and open shelving
- Spacious island allows seating for 3
- The dining space is adjacent to the kitchen and can extend your gatherings outdoors through the glass French doors, seamlessly blending indoor and outdoor living

Main Level Bathroom

- Convenience meets style with a well-appointed two-piece powder room on the main floor

Living Room

- Beautiful open concept, this living room provides a bright and warm environment
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- Wall of windows and glass patio door add an abundance of natural light
- The feature wall is perfectly accented by the gas fireplace with stone surround

Upper Level Bedrooms

- Primary bedroom offers panoramic views, plush carpeting, wall media input, spacious walk-in closet, and a 5-piece ensuite
- Two additional bedrooms, both feature plush carpeting, large windows and mirrored door closets

Upper Level Bathrooms

- 5-piece ensuite attached to the primary bedroom features vanity with two undermount sinks, wall mounted mirror with two over-head light fixtures, and a seamless glass shower with rainfall and handheld wand shower heads, window adds natural light
- 4-piece main bathroom, wood vanity with undermount sink, wall mounted mirror with over-head light fixture, and a tub/shower combination, opening window

Convenient Upper Level Laundry

- Front load washer and dryer
- Tile flooring, built-in cabinetry, sink, folding counter, hanging rod

Lower Level

- One additional bedroom on the lower level features, plush carpeting, over-head light fixture and spacious double door closet

Lower Level 4-Piece Bathroom

- Tile flooring, vanity cabinet with undermount sink, wall mounted mirror with light fixture, double door linen closet, and a tub/shower combination, window

Recreation Room

- Large flex space perfect for the whole family
- Big windows flood this space with natural light plus there is recessed lighting
- Plush carpeting throughout
- Located directly off of the mudroom



LISTED BY JODI HUBER

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