



**JANE HOFFMAN**  
REALTY

GORGEOUS FAMILY HOME - ELEMENTARY SCHOOL ACROSS THE STREET



**MARKETED BY MIKE MYCHALYSHYN**

*447 Quilchena Drive*  
*Kelowna, BC*

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## DETAILS

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<b>Address</b>	447 Quilchena Drive Kelowna, BC	<b>Bedrooms</b>	5
		<b>Bathrooms</b>	3 full
		<b>Finished Area</b>	2791 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.13 Acre	<b>Year Built</b>	2000
<b>Main Level</b>	811 sq. ft.	<b>Exterior</b>	Wood Siding
<b>Upper Level</b>	758 sq. ft.	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Lower Level</b>	708 sq. ft.	<b>Heating</b>	Natural Gas, Heat Pump
<b>Basement</b>	514 sq. ft.	<b>Cooling</b>	Central Air
<b>View</b>	Mature Landscaping	<b>Fireplace</b>	1 Fireplace
<b>Water</b>	Municipal	<b>Ownership</b>	Freehold
<b>Sewer</b>	Connected	<b>Garage/Driveway</b>	Attached Double Garage
		<b>Foundation</b>	Concrete

## ROOM SIZES

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<b>Main Level</b>	<b>Lower Level</b>	<b>Inclusions</b>
Kitchen: 18'4 x 12'11	Family: 19' x 20'3	<ul style="list-style-type: none"><li>• Inclusions</li><li>• Fulgor Milano oven with 6-burner gas cook top</li><li>• Bosch dishwasher</li><li>• Frigidaire fridge/freezer</li><li>• Panasonic microwave</li><li>• Silhouette beverage fridge</li><li>• Electrolux washer/dryer</li><li>• Fridge/freezer</li></ul>
Breakfast Nook: 8' x 10'5	3-Piece Bath: 8'5 x 7'9	
Dining: 17'9 x 7'7	Bedroom: 9'10 x 11'11	
Family: 18'3 x 14'4	Laundry: 4'11 x 8'4	
Garage: 21'7 x 21'6		
<b>Room Sizes - Upper Level</b>	<b>Room Sizes - Basement</b>	<b>Mechanical</b>
Primary: 11'11 x 13'10	Kitchen: 12'5 x 9'11	<ul style="list-style-type: none"><li>• Nest thermostat</li><li>• Electrolux built-in vac</li><li>• Vivint home security</li><li>• Doorbell camera</li><li>• Rheem hot water tank</li><li>• Pure air filtration, Ducane furnace</li><li>• Craftsman garage opener</li></ul>
4-Piece Ensuite: 6'7 x 7'9	Rec Room: 11'4 x 19'5	
Bedroom: 10'2 x 10'1	Bedroom: 11'10 x 11'9	
Bedroom: 9'11 x 13'7	Storage: 17'11" x 14'	
4-Piece Bath: 8'5 x 5'4		

**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.



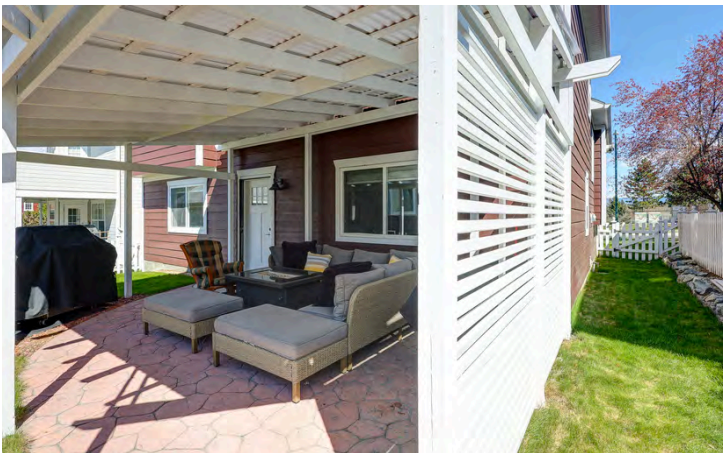
## WELCOME TO 447 QUILCHENA DRIVE

Beautiful family home in the sought-after Upper Mission in Kelowna. This home is in a prime location and directly across the street from Chute Lake Elementary School.

Recently renovated, attention to detail is evident throughout. As you enter the home on the main level from the porch, you'll come to a spacious open concept main living area with a kitchen, dining, and living room connecting seamlessly, making it the ideal space for enjoying time with the family. Walls are finished with shiplap on the main level, and engineered hardwood spans the home. The kitchen was expertly designed to maximize space and function with a large center island, ample cabinetry for storage, and a professional stainless steel appliance package that will be the envy of most chefs. As an added bonus, bay windows off the kitchen create a cozy breakfast nook. On the second level are 3 bedrooms, including one primary and two additional generously sized bedrooms. The primary features a 4-piece ensuite and a walk-in closet. The 2 additional beds share an adjacent bathroom.

The lower main level boasts a large family room with custom built-ins, one bedroom, one bathroom, plus walk-out access to a covered patio. The basement could be set up as an in-law suite and features one bedroom, a rec room, a kitchenette, and a spacious storage room. Two-car detached garage.

**Listing Agent Mike Mychalyshyn** | Contact [mike@janehoffman.com](mailto:mike@janehoffman.com) or 778-594-7653



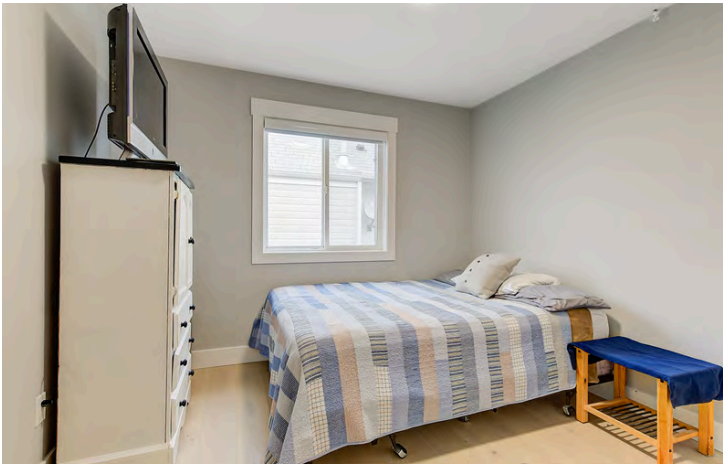














# 447 Quilchena Dr, Kelowna, BC

**Main Floor** Exterior Area 810.68 sq ft  
Interior Area 745.16 sq ft



**Second Floor** Exterior Area 757.89 sq ft  
Interior Area 668.09 sq ft



PREPARED: 2024/02/01



# 447 Quilchena Dr, Kelowna, BC

**Lower Main** Exterior Area 707.88 sq ft  
Interior Area 651.32 sq ft



**Basement (Below Grade)** Exterior Area 781.82 sq ft  
Interior Area 690.15 sq ft



PREPARED: 2024/02/01



## DETAILED FEATURES

### Exceptional Features

- This beautiful home is located in the desirable Kettle Valley community in the Upper Mission
- Over 2700 sq. ft. of luxury living space with quality craftsmanship at every turn
- This home has been recently renovated, bright and open floor plan
- The gourmet kitchen has a chef's dream stainless-steel appliance package, beautiful polished granite counters, kitchen island, slide out pantry shelving, an oversized fridge/freezer for added convenience
- Custom beverage fridge built into the kitchen island
- Engineered hardwood flooring throughout the main level
- All cabinetry is soft closing
- Spacious detached two car garage
- Rec room located on the lower level is a perfect space for the entire family with built-in cabinetry media wall and located just off of the backyard perfect for entertaining
- A second kitchenette, bedroom, and living area in the basement perfect for visiting guests
- This home features an abundance of outdoor living, from the welcoming front porch off of the main living area to the outdoor covered patio, yard, and lounging area out back
- Fully landscaped yard
- Fantastic location just a short drive to wineries, golfing, and shopping
- The home is conveniently located across the street from Chute Lake Elementary school

### Entrance

- The front of the house is accented by a beautiful covered porch with recessed lighting and lots of space for seating
- Front door with frosted glass panel for natural light with privacy
- Upon entering the vaulted ceiling creates an open airy ambience accented by recessed lighting, engineered hardwood flooring
- To the right upon entering is a spacious coat closet with classic barn style sliding doors

### Kitchen/Dining

- Quartz countertops, tile backsplash and white shaker style cabinetry with a soft closing components
- Beautifully designed quartz center island with additional built-in cabinetry and seating for 5
- Island is perfectly accented by 3 modern pendant lights
- The functionality of this kitchen is enhanced by professional stainless-steel appliances, a pull-out pantry system that surrounds the fridge, and an additional pantry with slide-out shelving
- Nestled in the kitchen is a breakfast area surrounded by windows with a built-in wet bar
- Wet bar features quartz counter, floating shelving, tile backsplash, and custom cabinetry with a built-in wine rack feature
- The main dining area is adjacent to the kitchen with ample room for a large table

### Living Room

- Beautiful open concept, flowing seamlessly from the kitchen and dining area
- Vaulted ceilings provide a bright, spacious environment

- Expansive windows provide an abundance of natural light
- Shiplap wall finish creates a pleasing country charm
- Relax and enjoy this inviting room capturing the beautiful panoramic nature views
- Feature wall is perfectly accented with beautiful Montego fireplace, alcove window seating with built in cabinetry below on each side of the fireplace
- Media input located above fireplace, recessed lighting

### **Family Room**

- Large flex space perfect for the whole family
- Large windows flood this space with natural light
- Entire space is illuminated by recessed lighting
- Media wall surrounded by built in cabinetry perfect for keeping a tidy space
- Easy access to outdoor living area through sliding glass doors

### **Laundry**

- Electrolux stackable front load washer/dryer, built-in cabinetry, tile flooring
- Marble folding counter, utility sink, floating shelving, and a hanging rod

### **Upper Level Bedrooms**

- Primary bedroom features a shiplap feature wall, spacious closet, and a 4-piece ensuite accessed by a sliding barn style door
- Two additional bedrooms, both bedrooms have windows with pull down blinds, spacious double door closets, and over-head light fixtures

### **Upper Level Bathrooms**

- 4-piece primary bedroom ensuite bathroom featuring marble tile flooring/walls, vanity with two undermount sinks, wood cabinetry with push open feature, two wall mounted mirrors with bar lighting, window with privacy blinds, and a seamless glass shower with rainfall and handheld shower heads
- 4-piece main bath features tile flooring, vanity with undermount sink, wood cabinetry, a wall mounted mirror with bar lighting, built-in shelving, and a tub/shower combination with rainfall and handheld shower heads, and floor to ceiling tile

### **Lower Level Bedroom**

- 1 bedroom on this level that features an over-head light fixture, large window with pull down privacy blinds, and spacious double door closet

### **Lower Level Bathroom**

- 3-piece bath features tile flooring, undermount sink, wood cabinetry, wall mounted mirror with bar lighting, window with privacy blind, and seamless glass shower with rainfall and handheld shower heads, and floor to ceiling tile

### **Basement**

- The basement of this home features a unique living space with a bedroom, kitchenette, and private living room
- The bedroom features, a spacious double door closet and wall mounted media input
- The kitchenette features, a fridge/freezer, microwave, floating shelving, stainless steel sink, and white shaker style cabinetry



**LISTED BY MIKE MYCHALYSHYN**

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**Unison**

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