



JANE HOFFMAN

REALTY

BEAUTIFULLY UPDATED HOME IN DESIRABLE LOWER MISSION



PROUDLY MARKETED BY JANE HOFFMAN

***4455 Sherwood Court
Kelowna, BC***



WELCOME TO 4455 SHERWOOD COURT

Rarely do you find an Incredible Location, Incredible Home and an Incredible lot/property all together THIS IS IT!!

Expansive 4500 sq. ft. 4 bedroom walkout bungalow in prime Lower Mission has just gone through a 1M full remodel to give you everything you could ask for in a property! Lets start with location in the heart of Lower Mission with easy access to the beaches, great schools and shopping all within walking distance, the home has a unique 100 ft. rear yard width with private gated access to the new Dehart Park. After years in development it is now being constructed in 2024!

All these prime amenities will be literally at your doorstep for your family to enjoy! The home has stunning, high end custom finishings throughout every possible space. Incredible kitchen, vaulted great room, stunning primary ensuite, luxury fitness space, 3 car luxury garage and much more.

Outside the expansive maintenance free yard has just undergone a massive upgrade including a state of the art salt water pool with power remote cover and high end equipment all powered from your mobile device!

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

DETAILS

Address	4455 Sherwood Court Kelowna, BC	Bedrooms	4
		Bathrooms	4, 3 full, 1 half
		Finished Area	4503 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.2 Acre, 47 ft. x 140 ft.	Year Built	2009, Updated
Water	Municipal	Exterior	Hardie Board, Stone
Sewer	Connected	Heating	Natural Gas Forced Air
Main Level	2305 sq. ft.	Cooling	Central Air
Lower Level	2198 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached Triple, Epoxy finish floor
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 22'8 x 27'8

Dining Room: 26' x 12'

Kitchen: 12'6 x 13'10

Primary Bedroom: 20'10 x 15'7

Ensuite Bathroom: 17'10 x 9'4

Walk-in Closet: 8'5 x 8'3

Foyer: 12'7 x 7'8

Laundry: 11'2 x 9'2

Garage: 21'9 x 22'1

Room Sizes - Lower Level

Bedroom: 15'6 x 12'2

Bedroom: 14'6 x 19'2

Bedroom: 16'4 x 14'11

Family Room: 36'11 x 22'4

Full Bathroom: 14'9 x 7'6

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

Full Bathroom: 6'2 x 10'4

Walk In Closet: 8'7 x 8'5

Walk In Closet: 8'2 x 5'3

Walk In Closet: 10'11 x 7'1

Inclusions

- Professional Series Frigidaire Appliances
- Frigidaire 5 burner electric stove
- Frigidaire S/S refrigerator
- Frigidaire Dishwasher
- Samsung front load washer & dryer

Mechanical

- Armstrong Furnace air enhanced
- 200 Amp Electrical Panel

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.







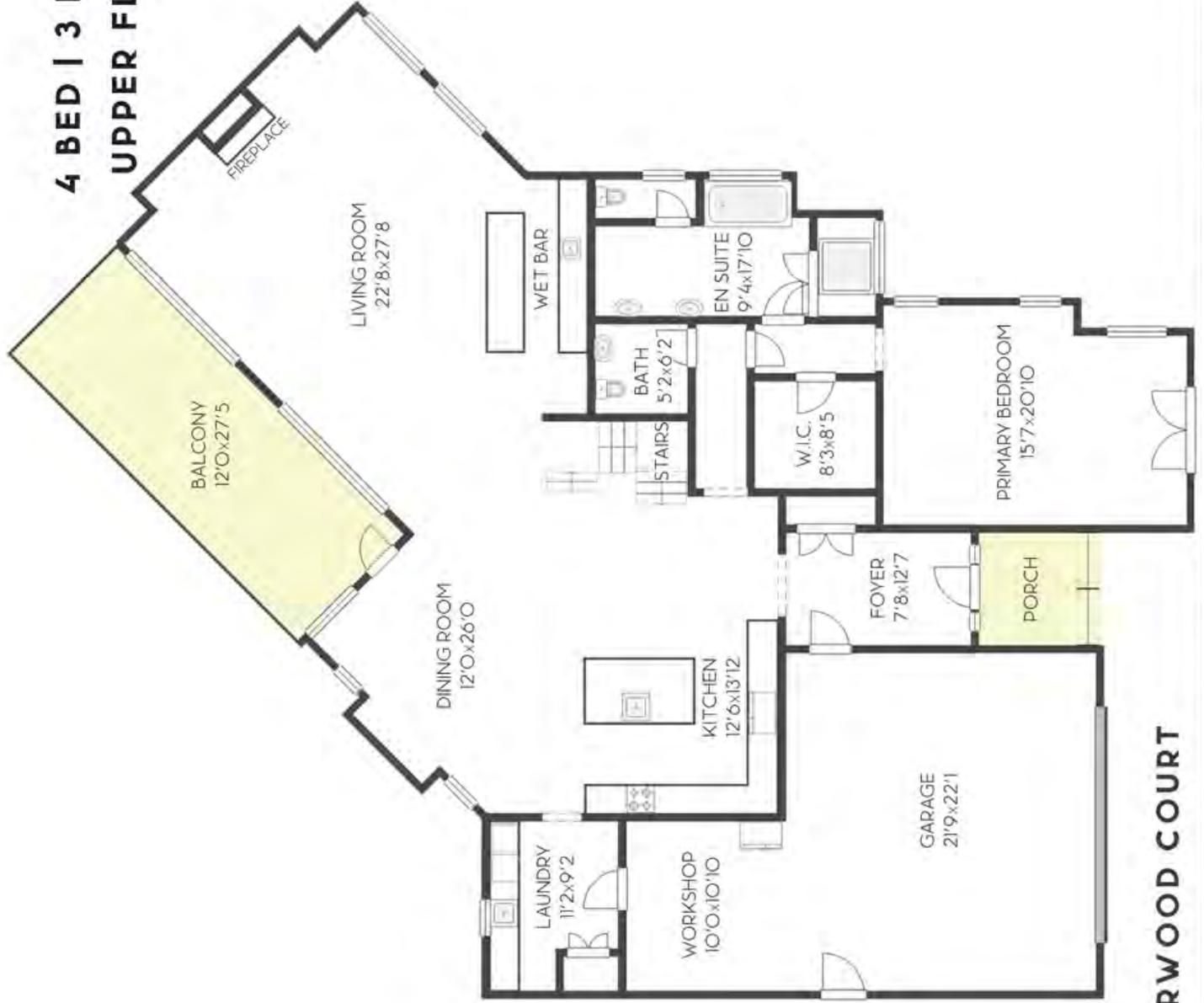








4 BED | 3 BATH | 4503 SQ.FT
UPPER FLOOR 2305 SQ.FT



4455 SHERWOOD COURT

4 BED | 3 BATH | 4503 SQ.FT
 LOWER FLOOR 2198 SQ.FT



4455 SHERWOOD COURT

Tan regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

Dehart Park - Expected Completion by End of 2024 Multi-Sport Courts, Picnic Area, Bike Course and Much More



EXCEPTIONAL FEATURES

- Stunning 4500 sq. ft. walkout bungalow is ready for you and your family
- This property offers 4 generous sized bedrooms and 3 bathrooms
- Fully fenced, private backyard with new in-ground swimming pool
- The landscaped grounds provide for low maintenance upkeep
- Open design main floor which offers multiple windows creating a bright and welcoming space
- Larger lot with access to the new Dehart Park under construction
- Expansive 3 car garage with storage area
- All bedrooms have large walk-in closets
- Luxury finishings throughout with high end new cabinetry, wide plank light pale oak floors, designer quartz countertops and much more
- Located in the highly desirable Lower Mission just steps to the lake to enjoy a day on the beach and to restaurants, shopping and fine dining

Entry/Foyer

- Upon entry high ceilings with multiple windows around front door
- Adjacent coat closet and access to the triple car garage

Kitchen/Dining Room

- Open design kitchen with the rest of the main floor
- Solid surface countertops, pendant lighting above large centre island, subway tile backsplash, under cabinet lighting and quality cabinetry
- Full stainless steel appliance package accent this gourmet kitchen
- Recessed lighting throughout
- Lots of space for hosting family gatherings and large dinners
- Unique lighting fixture above dining table
- Easy access to the partially covered backyard deck

Living Room

- Open design with adjoining wet bar with small island, stainless steel bar sink, wine chiller, countertop space and two desk spaces on either side
- Multiple windows that offer backyard views and lots of natural light
- Natural gas fireplace with floor to ceiling stone fireplace with mounted media above
- Storage and modern floating shelving on each side of fireplace
- Recessed lighting throughout with ceiling fan

Primary Bedroom

- Resort like primary bedroom with stunning feature wall and your own private patio
- Multiple windows offer natural light
- Modern ceiling fan
- His & Hers walk-in closet with storage, built-in organizers, pullout drawers and hanging racks

5-Piece Ensuite Bath

- His and hers vanity with solid surface counters, two undermount sinks, mounted mirror with bar lighting above and quality cabinetry
- Heated tile flooring
- Seamless glass and tile walk-in shower with hand wand shower head & shaded privacy window
- Freestanding soaker tub with tile surround, shaded privacy window and recessed lighting

2-Piece Bathroom

- Conveniently located off the main living spaces offering solid surface counters, undermount sink, mounted mirror with pendant lighting

Laundry Room

- Samsung front load washer and dryer with countertop space, utility sink and upper cabinetry
- Unique tile flooring
- Pocket door access off the main living space, conveniently located off the triple car garage

Lower Level

Family Room

- Entertainers room with spacious open design that offers easy access to the backyard covered patio with golf putting green
- Recessed alcove perfect for media
- Floor to ceiling stone gas fireplace
- Wall-to-wall mirror in the area used for a gym
- Recessed lighting throughout

Bedroom #2

- French door access to the large bedroom with ensuite
- Access to the covered patio and fenced backyard
- Multiple windows add for natural light, adjacent to the family room
- Walk-in Closet – Hanging racks, shelving units, storage and window facing backyard

3-Piece Ensuite

- Vanity with solid surface countertops, undermount sink, tile backsplash, pull out drawers and bar lighting above
- Seamless glass and tile walk-in shower with hand wand shower head, corner shelf and recessed lighting

4-Piece Bathroom

- Wall to wall vanity with solid surface countertop, undermount sink, mounted mirror and bar lighting above
- Acrylic tub/shower combo with tile surround
- Heated tile flooring

Bedroom #3, #4

- Bright and spacious bedrooms located adjacent to the 4-piece bathroom
- Walk in closets feature built-in hanging rails, shoe shelving, and extra storage



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LEADERSHIP WITH EXPERIENCE

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