



JANE HOFFMAN
REALTY

WATERFRONT LIVING AT DESIRABLE MISSION SHORES



PROUDLY MARKETED BY JANE HOFFMAN

***523 - 3880 Truswell Road
Kelowna, BC***

DETAILS

Address	523-3880 Truswell Road Kelowna, BC	Bedrooms	3
		Bathrooms	4, 3 Full, 1 Half
		Finished Area	2592 sq. ft.

SPECIFICATIONS & FEATURES

Views	Lake, Mountain	Year Built	2004, Renovated in 2018
Water	Municipal	Exterior	Cedar, Stone
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Main Level	1423 sq. ft.	Heating	Forced Air, Central Air
Upper Level	1169 sq. ft.	Cooling	Forced Air, Central Air
Strata Fee	\$1,212.00	Garage/Driveway	1 Parkade Stall
Boat Slip - Shared	1 3500 lb. boat lift	Foundation	Concrete

Room Sizes - Main Level

Foyer: 7' 2 x 6' 6
Living Room: 20' x 20' 8
Kitchen: 9' 7 x 17' 4
Breakfast Nook: 9' 9 x 8' 8
Dining Room: 10' 6 x 15' 6
2-Piece Bathroom: 3' x 6' 9
Bedroom: 12' 5 x 13' 2
4-Piece Ensuite: 12' 8 x 16' 9

Room Sizes - Upper Level

Primary Bedroom: 12' 6 x 20' 1
5-Piece Ensuite: 7' 10 x 18'
Bedroom: 11' 5 x 21' 7
3-Piece Ensuite: 8' 4 x 14' 11
Laundry: 8' 3 x 2' 7

Inclusions

- Induction KitchenAid oven
- KitchenAid fridge/freezer
- Miele dishwasher
- Silhouette duel temp-controlled beverage fridge
- Amana washer

Mechanical

- John Wood hot water tank
- Climate master – 2 stage heat pumps
- 150 amp service 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.



WELCOME TO 523 -3880 TRUSWELL ROAD

Beautiful townhome in the idyllic waterfront community of Mission Shores. Excellent opportunity for those looking to live in Lower Mission. Enjoy an exceptional and spacious floor plan ideal for hosting and entertaining. Bright and open throughout, an abundance of natural light floods the space. The main level offers open concept living with the living room, dining room, and kitchen seamlessly flowing from one space to the next. The living room features vaulted ceilings that extend to the second floor. A dining room with direct access to the patio runs parallel to the living area. Beautifully renovated kitchen with white high-gloss cabinetry, white quartz counters, a centre-island and a stainless-steel appliance package that includes a KitchenAid induction range and a separate wine fridge. A breakfast nook off the kitchen also provides direct access to the patio.

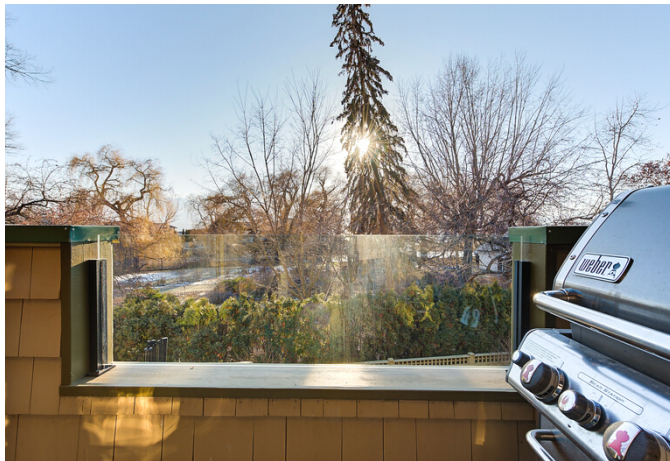
This home offers 3 primary bedrooms with one on the main level and 2 on the second level. Each primary has an ensuite and a walk-in closet. One primary on the second level features a lake-view balcony as well. The private rooftop patio is the ideal spot to enjoy a morning sunrise or an evening sunset and offers views of Okanagan Lake. From the parkade, this unit features direct and easy access to the entry level of the home. Residents of Mission Shores can also enjoy the many on-site amenities including a large pool and hot tub, gym, and multi-purpose rooms. Deepwater shared boat slip with a 3500 lb. lift included.

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









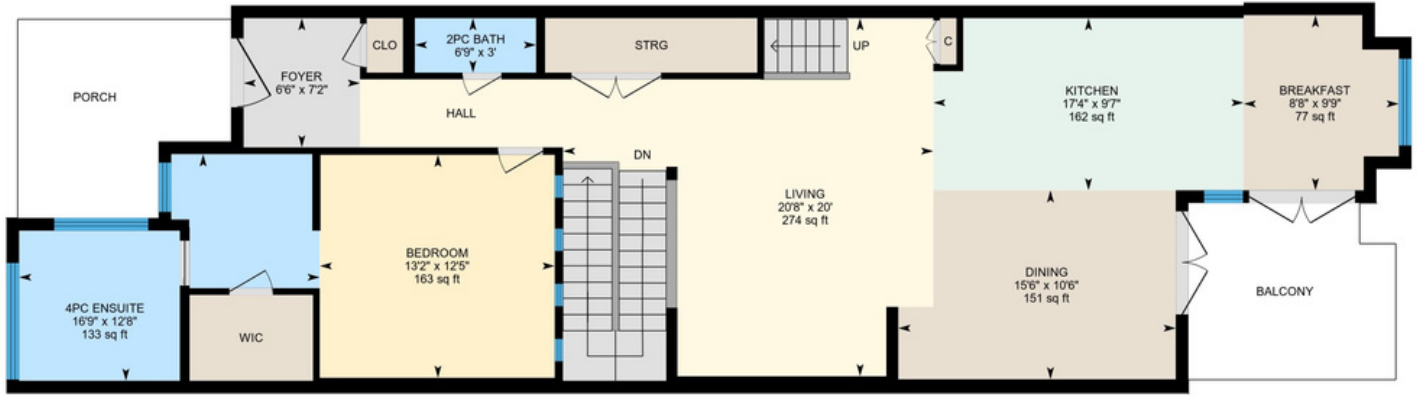






523-3880 Truswell Rd, Kelowna, BC

Main Floor Exterior Area 1422.62 sq ft
Interior Area 1282.47 sq ft



2nd Floor Exterior Area 1168.93 sq ft
Interior Area 1052.38 sq ft
Excluded Area 144.06 sq ft

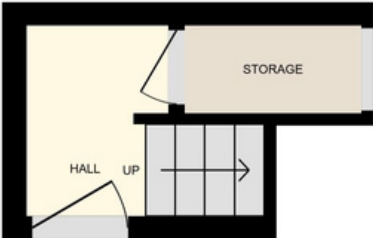


PREPARED: 2024/02/20

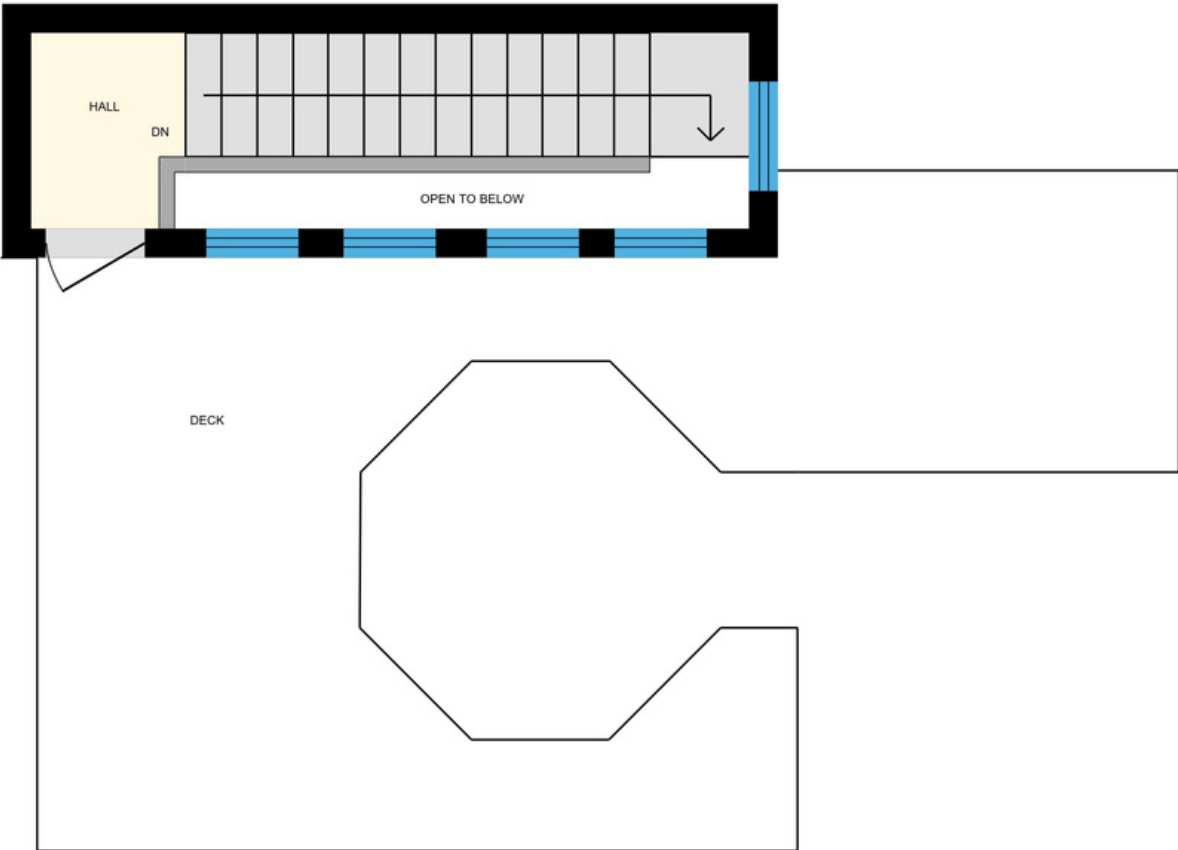


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Garage Entry Exterior Area 74.27 sq ft
Interior Area 49.79 sq ft



Rooftop Exterior Area 97.10 sq ft
Interior Area 63.40 sq ft
Excluded Area 20.18 sq ft



0 2 4 ft

PREPARED: 2024/02/20



EXCEPTIONAL FEATURES

- Welcome to waterfront living at Mission Shores
- This condo is located centrally in the heart of sought-after lower mission
- Professionally unit with quality finishes this collection of townhomes was built by reputable Mission Group
- Tile and engineered hardwood flooring throughout
- Well equipped kitchen with quality stainless steel appliances that complement the design of the space
- No expense was spared when it comes to the fine details of this townhouse
- Fantastic building with great amenities including a large central pool and hot tub, meeting facility, recreation room, and fitness center
- Enjoy the convenience of the patio backing onto the pool and fitness center
- 3 phantom screened doors
- Breathtaking views of the surrounding mountains and lake from one of your two private decks and a private roof top patio, new power awning on creekside deck
- The deck off of the main living area has floating tile, an awning that covers the whole space, and a gas line for a BBQ
- The rooftop patio was engineered for a roof top hot tub
- Spacious linen/laundry closet located on the upper level convenient to the 2 bedrooms
- Garbage and recycling room located on main level of this building
- This unit comes with 1 designated parking stall in the parkade #523 as well as a storage locker #523
- Added parking for all your guests with 19 visitor stalls in the parkade
- This unit comes with a deep water boat slip #13 with a 3500 lb. boat lift
- The hot water tank was replaced in 2017 and a renovation was done in 2018/19
- This truly is resort living in a desirable lower mission waterfront location
- Fantastic location near walking and biking trails, downtown core, near shopping, restaurants, wineries and breweries

Entry

- This home has the added convenience of two entries
- One is located directly off the garage and features a mudroom area upon entry
- The second entry is from the enclosed front courtyard

Living Room/Dining Room

- Bright open concept with soaring ceilings extending to the second level with domed ceiling above equipped with multiple windows providing an abundance of natural light
- Feature wall with built in media input, with illuminated art display niche above
- Recessed lighting
- The dining area is adjacent to the living and kitchen areas defined by a tray ceiling and track lighting, will accommodate large gatherings, easy access to outdoor balcony

Kitchen

- This kitchen is fully equipped with professional stainless-steel appliances
- Sleek white soft-closing cabinetry with quartz counters/backsplash
- The upper cabinets extend to the ceiling, providing ample storage space, the lower cabinets and drawers are accented with stainless steel hardware
- Cabinetry features roll out shelving
- Shimmering quartz counters are illuminated by under cabinet lighting

Kitchen Cont'd

- Kitchen island has bar top seating for 3
- This entire space is illuminated by recessed lighting
- Nestled to the side of the kitchen is a breakfast nook, perfect for morning coffee
- Glass door leads to the outdoor balcony with additional seating to enjoy the view

Main Level Bedroom

- There is one bedroom located on this level complete with wall mounted shelving and media hookup, a custom walk-in closet with shoe shelving and hanging space, and a 4-piece ensuite

Main Level Bathrooms

- 2-piece powder room with floating vanity with a vessel sink, illuminated wall mounted mirror, and shiplap finish half wall
- 4-piece ensuite attached to the bedroom on this level features tile flooring, glass shower with floor to ceiling tile, large windows that over-look the patio, and a soaker tub with tile surround and an overhead sky light

Upper Level Bedrooms

- The primary bedroom on this level offers a spacious walk-in closet, picture window, glass patio door to private balcony, and a 5-piece ensuite
- An additional bedroom located on this level is complete with large windows, two spacious double door closets with commercial grade adjustable shelving, and a 3-piece ensuite

Upper Level Bathrooms

- Primary bedroom 5-piece ensuite complete with tile flooring, tiled vanity with two sinks, wall mounted mirror with over-head light fixtures, lots of built in cabinetry and towel racks, a soaker tub with tile surround, and a glass shower with rainfall and wand shower heads
- 3-piece ensuite attached to the other bedroom on this level features tile flooring, tiled vanity with one sink, wall mounted mirror with over-head light fixture, soaker tub with tile surround, and a glass shower with rainfall shower head



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