



**JANE HOFFMAN**  
REALTY

## PRIDE OF OWNERSHIP EVIDENT THROUGHOUT



**PROUDLY MARKETED BY DEAN SIMONELLI**

***2163 Alvarado Trail***  
***West Kelowna, BC***

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## DETAILS

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<b>Address</b>	2163 Alvarado Trail West Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	3, 2 full, 1 half
		<b>Finished Area</b>	1944 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Type of Dwelling</b>	Townhouse	<b>Year Built</b>	2008
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Fireplace</b>	1 Fireplace
<b>Views</b>	Lake, Mountain	<b>Heating</b>	Forced Air
<b>Entry Level</b>	707 sq. ft.	<b>Cooling</b>	Central Air
<b>Main Level</b>	1237 sq. ft.	<b>Garage/Driveway</b>	Attached Double Garage
<b>Strata Fee</b>	\$342.29	<b>Foundation</b>	Concrete
<b>Amenities</b>	Clubhouse, Gym		

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### Room Sizes – Entry Level

Bedroom: 9' 8 x 12'  
4-Piece Bathroom: 5' x 8'8  
Den: 10' 4 x 11' 2  
Bedroom: 10' x 10' 5  
Utility Room: 5' x 4' 8  
Garage: 17' 10 x 26' 5

### Room Sizes - Main Level

Living Room: 10' 9 x 13' 7  
Kitchen: 10' 1 x 13' 8  
Dining Room: 13' 10 x 12' 4  
Family Room: 14' 11 x 18' 1  
2-Piece Bathroom: 3' 4 x 7' 2  
Primary Bedroom: 14' 3 x 12' 1  
Walk-in Closet: 11' 7 x 5' 3  
4-Piece Ensuite: 8' x 9' 1  
Laundry: 7' x 5' 11

### Inclusions

- LG dishwasher
- LG stove
- LG fridge/freezer
- LG microwave
- LG washer/dryer

### Mechanical

- Rheem furnace
- Tempstar heating and cooling
- Honeywell thermostat

*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 2163 ALVARADO TRAIL

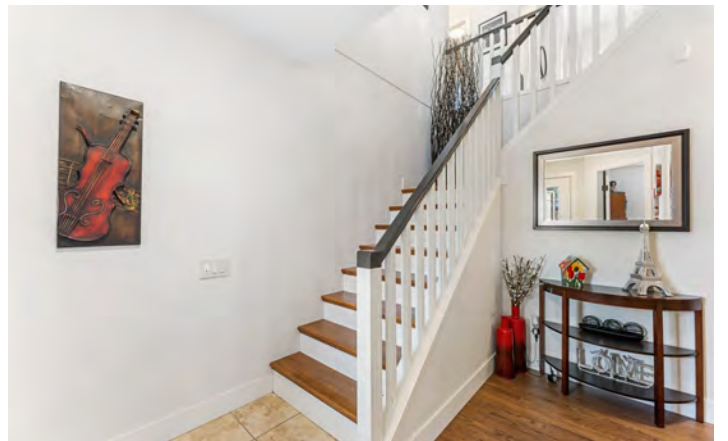
A well-maintained home in the popular West Kelowna gated community of Sonoma Pines. Pride in ownership is evident throughout ! Recently installed hardwood flooring on main level and staircase; in addition, to many other updates including a newer appliance package, a custom-built fireplace mantel, and a stylish upgraded tiled kitchen backsplash, just to name a few!

The ground level of the home offers a generous-sized guest bedroom, office or 3rd bedroom and a den, and a 4-piece bath, plus direct access to the 2-car garage.

On the main level is the great room. Bright and open, it features a spacious and bright entertaining area with gas fireplace, a dining room, and a beautiful spacious kitchen with wood cabinetry, quartz countertops, and stainless-steel appliances.

Enjoy easy access to the oversized, private rear deck with ample space for grilling and dining al fresco. Spacious main floor primary bedroom with a bright 4-piece ensuite, custom walk-in closet and a balcony with great lake and valley views! For those seeking a meticulously maintained home in a great community, this is an excellent opportunity.

**Listing Agent - Dean Simonelli** | Contact [dean@janehoffman.com](mailto:dean@janehoffman.com) or 250-866-0088









### **EXCEPTIONAL FEATURES**

- Welcome to the beautiful gated community of Sonoma Pines
- This community is located in a sought-after area of West Kelowna
- Over 1900 sq. ft. of well maintained living area showing pride of ownership
- Open concept main living area
- The gourmet kitchen has a chef's dream stainless steel appliance package with polished quartz counters
- Spacious double car garage with electric door
- Enjoy relaxing in the private back yard with BBQ hook-up and room for lounging and dining table
- This backyard was expanded and is now approximately double its original size
- There is a deck on the front of the house with room for lounge seating while taking in the lake and mountain views
- This home has undergone many updates including, new appliances, flooring, toilets, countertops, sinks, washer/dryer
- Recently replaced hot water tank (only 2 years old)
- Dura deck flooring on front deck is scheduled to be replaced by strata corp. in the next 1-2 months
- Close to Two Eagles Golf Course and minutes from all West Kelowna amenities, wineries, schools and more
- For those seeking a beautifully maintained home in a great community, this is an excellent opportunity

### **Kitchen/Dining**

- Quartz countertops, tile backsplash and wood cabinetry
- This kitchen peninsula features bar top seating for four
- The functionality of this kitchen is enhanced by professional stainless-steel appliances that have all been recently replaced
- Open concept kitchen over-looking the living area to the beautiful views
- Adjacent to the kitchen is the spacious dining area, with ample room for a large dining table accented by the lovely hanging light fixture
- Illuminated by recessed lighting and natural light from the large picture windows
- Easy access to the patio, extending the dining experience outdoors

### **Family Room/Living Room**

- Beautiful open concept with wall of windows adding an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful lake and mountain views
- Feature wall is perfectly accented with beautiful tile that surrounds the fireplace, recessed display niche above fireplace
- Seamless transition to the kitchen, and comfort of the deck and patio, perfect for entertaining

### **Upper Level Bedroom**

- Primary bedroom with feature wall, wall mounted media, sliding glass doors to outdoor deck, a walk-in closet with wood cabinetry, and a 4-piece ensuite



### Upper Level Bathrooms

- 2-piece powder room has a vanity with white cabinetry and stone counter, vessel sink, wall mounted mirror with bar lighting
- 4-piece primary bedroom ensuite features tile flooring, vanity with white cabinetry, vessel sink, wall mounted mirror with over-head light fixture, tub with tile surround, glass shower, frosted window adds natural light

### Laundry

- Front load stackable washer and dryer
- Tile flooring, window and a linen closet

### Two Lower Level Bedrooms

- Both featuring spacious closets, and large pictures windows, either one of these could be used as a home office
- A den is also located on this level

### Lower Level Bathroom

- 4-piece main bathroom with white cabinetry, sink, wall mounted mirror with bar lighting, and a tub/shower combination

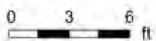


# 2163 Alvarado Trail, West Kelowna, BC

**1st Floor** Exterior Area 1236.96 sq ft  
Interior Area 1136.41 sq ft  
Excluded Area 10.63 sq ft



**Main Floor** Exterior Area 706.96 sq ft  
Interior Area 636.94 sq ft  
Excluded Area 501.05 sq ft



PREPARED: 2024/03/02





**LISTED BY DEAN SIMONELLI**

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