



JANE HOFFMAN
REALTY

WATERFRONT LIVING ON PRIVATE 0.50 ACRE LOT



PROUDLY MARKETED BY JANE HOFFMAN

1924 Dewdney Road
Kelowna, BC

DETAILS

Address	1924 Dewdney Road Kelowna, BC	Bedrooms	5
		Bathrooms	2 Full
		Finished Area	2963 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.5 Acre	Year Built	1965, Renovated
Water Frontage	100 ft.	Exterior	Siding
Views	Lake, Mountain, Valley	Roof	2/12 Pitch, in Vibram Membrane
Water	Irrigation District	Heating	Forced Air, Baseboard
Sewer	Septic System	Fireplaces	2, wood burning fireplace & stove
Main Level	1486 sq. ft.	Cooling	Central Air
Lower Level	1477sq. ft.	Garage/Driveway	Detached Triple, Double Carport
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 14' 4 x 8' 3
Kitchen: 9' 9 x 17' 2
Living Room: 23' 8 x 14' 5
Dining Room: 14' 4 x 10'
Primary Bedroom: 11' 9 x 14' 8
4-Piece Bathroom: 7' 10 x 7' 2
Bedroom: 11' 9 x 10' 9
Bedroom: 8' 9 x 10' 9
Garage: 24' 3 x 28' 3
Garage/Rec Room: 22' 10 x 24' 3

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

- Maytag fridge/freezer
- GE stove
- Kenmore dishwasher
- GE dishwasher
- FrigidAire washer/dryer

Mechanical

- Ademco system
- John Wood pro line hot water tank
- Central Air, York furnace
- The Boss Eureka vac
- Stelpro thermostat
- Lift master garage door opener

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 1924 DEWDNEY ROAD

Waterfront beach home in the beautiful community of McKinley Landing situated on 0.50 acres. Detached, oversized 3-car garage with a separate 1180 sq. ft. living area that make a great studio or home office. For those seeking the tranquility and serenity of living life by the water, this is an incredible opportunity. The home offers a great floor plan with 3 bedrooms on the main floor and an additional 2 bedrooms on the lower level.

The home is laid out to enjoy the lake views from all main living areas. Large windows create a bright and open space plus showcase the panoramic views. In the living room is a wood-burning fireplace ideal for creating a cozy ambiance in the cooler months. Off the living room is direct access to the large, covered patio overlooking the lake. A galley-style kitchen with peninsula seating opens to the living area. The kitchen features wood cabinetry with a tile backsplash, white appliances, and a pantry for additional storage. Lake view dining room off the kitchen. The design is great for a family with 3 bedrooms on the main level and a 4-piece bath.

On the lower level, you'll find an additional 2 bedrooms, a huge rec room, walkout access to a patio, and unfinished space for your vision. On the lower level of the garage is another large rec room.

This home is in a great location with UBCO under 20 minutes away & YLW under 30 minutes away, nearby hiking and biking trails.

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















1924 Dewdney Rd, Kelowna, BC

Main Floor Exterior Area 1485.66 sq ft
Interior Area 1404.23 sq ft



Lower Floor Exterior Area 1477.16 sq ft
Interior Area 1390.56 sq ft

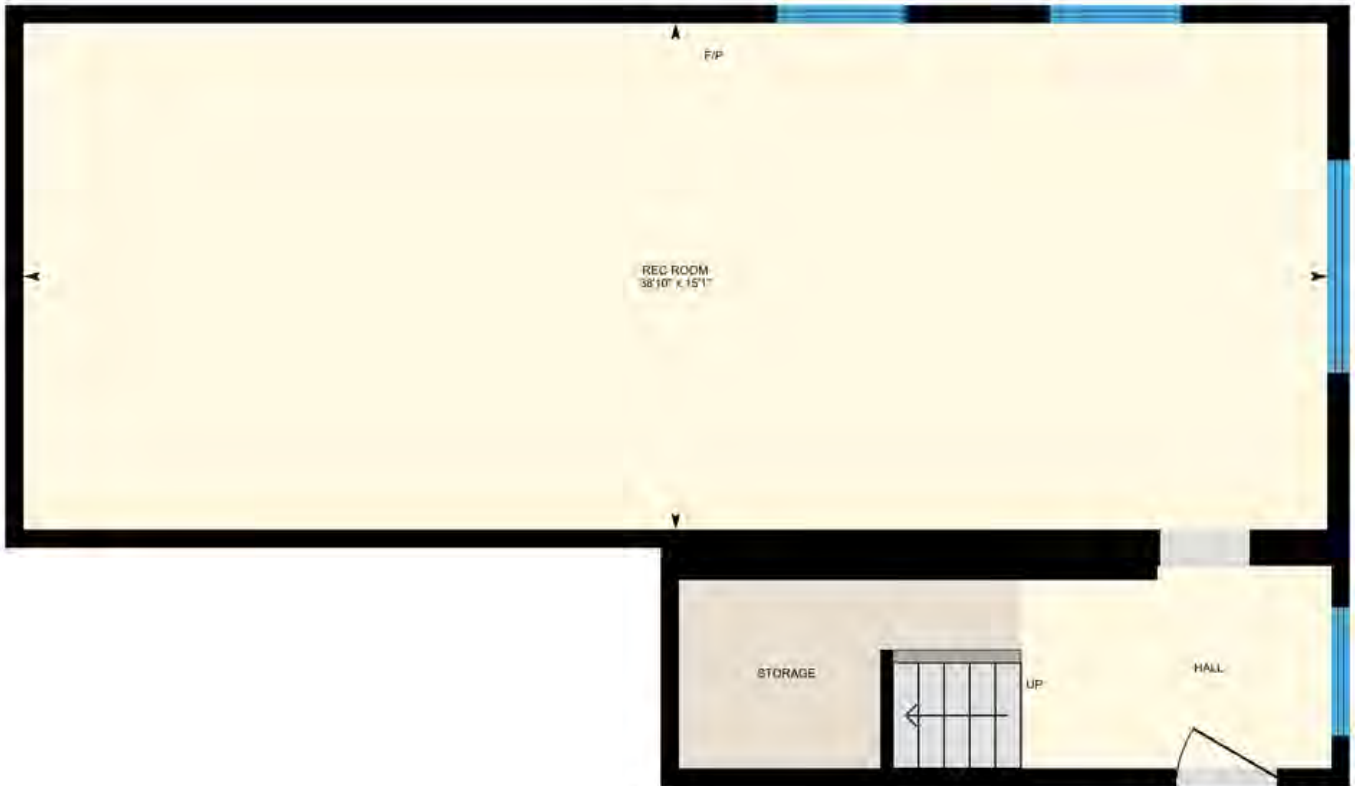


PREPARED: 2024/02/17



1924 Dewdney Rd, Kelowna, BC

Lower Floor Exterior Area 788.46 sq ft
Interior Area 723.15 sq ft



Upper Floor Exterior Area 513.62 sq ft
Interior Area 462.62 sq ft
Excluded Area 655.47 sq ft



PREPARED: 2024/02/17



EXCEPTIONAL FEATURES

- Welcome to the sought-after community of McKinley Landing
- This waterfront home is located on 0.50 acres
- This home is perfect for someone seeking peaceful, tranquility
- Meticulously maintained by owner
- The panoramic lake views are truly breathtaking
- Over 2900 sq. ft. of beautiful living space with quality craftsmanship at every turn
- The kitchen has a well thought out design capturing the beautiful Okanagan lake views
- Open concept kitchen, dining area, and living room open seamlessly to outdoor living area making this a great space for entertaining
- There is an abundance of outdoor living, from a covered deck off of the main living area with a hook up for a BQQ, to the outdoor oasis below, with patio, and stairs accessing the backyard
- Access the lake on a path down to the waterfront of this home
- Covered balcony with recessed lighting and large yard that overlooks the lake
- Oversized 3-car garage that features a separate attached living area that would make a great studio or home office, as well as a storage room below
- Pull down blinds throughout entire home
- Renovation by Gord Turner
- The beautiful maple hardwood flooring throughout the home was re done approximately 1 year ago
- 6 zone irrigation system
- The septic was redone 4 years ago
- This home is in a great location with UBCO under 20 minutes away & YLW under 30 minutes away, nearby countless hiking and biking trails

Kitchen/Dining

- Beautifully designed kitchen with polished countertops and stone backsplash
- Wooden cabinetry with stainless steel knobs lines the perimeter of the kitchen
- Frosted glass feature on some of the cabinetry
- Fully equipped kitchen with quality appliances that complement the design of the space
- The heart of this kitchen built-in bar top with seating for 3
- Recessed lighting throughout, skylight
- This is a great space for entertaining family and friends
- Adjacent to the kitchen a dining area awaits with room for a large dining room table illuminated by a picture-perfect light fixture
- This dining area is surrounded by windows with beautiful lake views

Living Room

- Open concept living room will multiple large windows creating an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lakeview setting
- Feature wall is perfectly accented with stone that surrounds the cozy wood burning fireplace
- Step through the sliding glass deck doors to the spacious outdoor deck with room for additional outdoor seating and a BBQ hook-up

Three Main Level Bedrooms

- Primary bedroom features carpeted flooring, recessed lighting, spacious closet with sliding doors, and a window seat in a 3-sided alcove
- Two other bedrooms on this level both feature carpeted flooring and spacious closets

Main Level Bathroom

- 4-piece main bathroom with tile flooring, vanity with vessel sink, wall mounted mirror, recessed lighting, and tub/shower combination, skylight

Two Lower Level Bedrooms

- 1st bedroom features carpeting, built-in bedside tables on either side of the bed, and a large picture window with breathtaking views of Okanagan lake and mountains
- 2nd bedroom has carpeted flooring, window

Lower level Bathroom

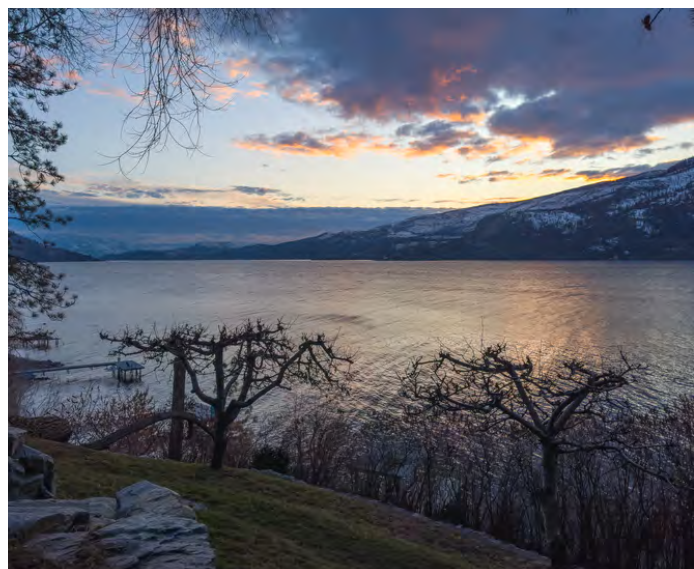
- 3-piece bath on lower level features, tile flooring, vanity with one sink, wall mounted mirror with bar lighting, and an acrylic glass door shower

Recreation Room

- Large flex space perfect for the whole family
- Large windows flood this space with natural light and capture the lake view
- Floor to ceiling built-in media wall with built in shelving and cabinetry with glass display units
- Carpeting throughout
- Nestled in the corner is a wood burning stove
- There is a built-in desk with upper cabinet in the office space
- Easy access to outdoor living through sliding glass doors

Laundry

- Front load washer and dryer
- Upper cabinetry, folding counter, cabinet with sink, shelving, and drying rods
- Located off the recreation room with access to the storage room





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