



**JANE HOFFMAN**  
REALTY

## MODERN HOME WITH BACK YARD OASIS - IN GROUND POOL



**PROUDLY MARKETED BY JODI HUBER**

***468 Morrison Avenue***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	468 Morrison Avenue Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	3, 2 full, 1 half
		<b>Finished Area</b>	2348 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.127 Acre, 40 ft. x 162 ft.	<b>Year Built</b>	2016
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco, Brick
<b>Sewer</b>	Connected	<b>Roof</b>	30 Year fibreglass/asphalt
<b>Views</b>	Mature Landscaping	<b>Heating</b>	shingle
<b>Main Level</b>	1632 sq. ft.		Natural Gas, In-Floor Electric
<b>Lower Level</b>	716 sq. ft.	<b>Cooling</b>	Central Air
		<b>Fireplace</b>	1 Gas Fireplace
		<b>Garage/Driveway</b>	Detached Heated Double
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Living Room: 15 4 x 14  
Dining Room: 14 7 x 11 2  
Kitchen: 11 4 x 18 2  
2-Piece Bathroom: 3 5 x 6 9  
Primary Bedroom: 12 10 x 18 8  
Full Ensuite: 10 11 x 10 6  
Bedroom: 10 4 x 10 10  
Laundry: 4 10 x 7 6  
Mud Room: 6 x 12 4  
Utility: 5 3 x 6

### Room Sizes - Upper Level

Family Room: 12 3 x 17 3  
Full Bathroom: 6 9 x 9 5  
Bedroom: 10 7 x 13 7  
Bedroom: 10 10 x 10 10

### Inclusions

- Miele dishwasher, Bertazzoni Italia 6 burner gas range and fan hood
- Electrolux side by side stainless refrigerator
- Silhouette wine fridge
- Hisense beverage fridge in outside BBQ area, Napoleon built in gas BBQ
- Whirlpool washer/dryer

### Mechanical

- Navien circulating hot water system
- Ultra efficient gas forced air furnace
- Nu-Air Purifier System/Energy Star
- 3 Fujitsu/Halcyon heat pumps on remote

*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 438 MORRISON AVENUE

Living modern in desirable Kelowna South. This beautiful home is nestled minutes from Okanagan Lake in a family-friendly neighborhood near excellent schools and walking distance to restaurants and cafes.

A perfect layout for families or empty nesters this home boasts 3 bedrooms plus a den and 2.5 baths.

One incredible feature of this home is the ease of access to the gorgeous backyard oasis. Large folding Nana glass walls open to the partially covered patio deck, with bar seating, an outdoor kitchen, and a 16 x 28 ft. saltwater pool that seamlessly blends indoor & outdoor living areas.

The gourmet kitchen features an entertainment sized island, a professional appliance package with gas range, custom cabinetry, quartz countertops and a built-in wine chiller.

Main floor primary bedroom retreat with spa-like en suite. Office with custom built-in perfect for those working from home.

Dramatic 2 story foyer & custom staircase features floating stair treads & leads to the upper level where you'll find an additional 2 bedrooms, bath plus a bonus/family room.

Generously sized detached garage with epoxy floor finish.

**Listing Agent - Jodi Huber** | Contact [jodi@janehoffman.com](mailto:jodi@janehoffman.com) or 250-866-0088



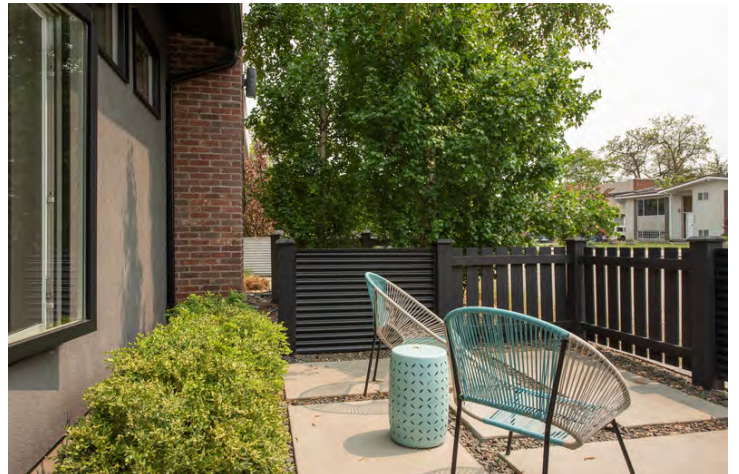




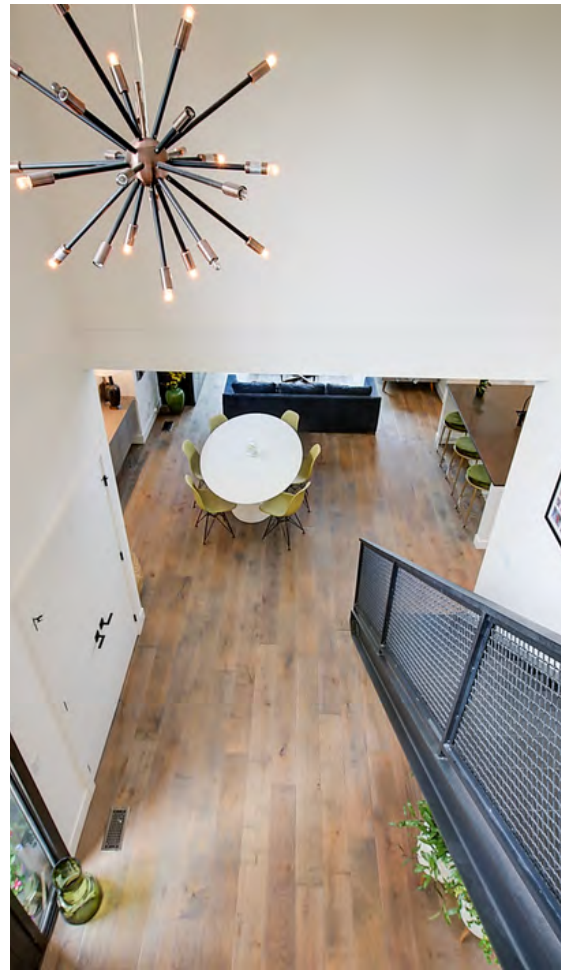










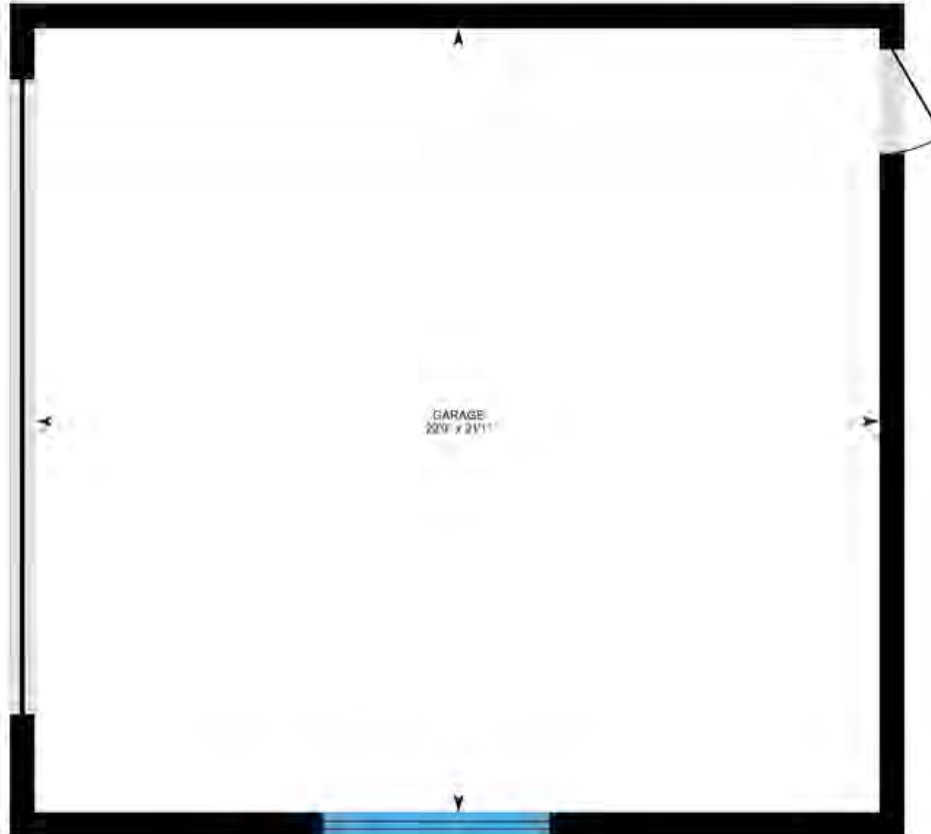






**468 Morrison Ave, Kelowna, BC**

Detached Garage Excluded Area 478.75 sq ft



PREPARED: 2023/05/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 468 Morrison Ave, Kelowna, BC

Main Floor Exterior Area 1632.61 sq ft  
Interior Area 1503.84 sq ft



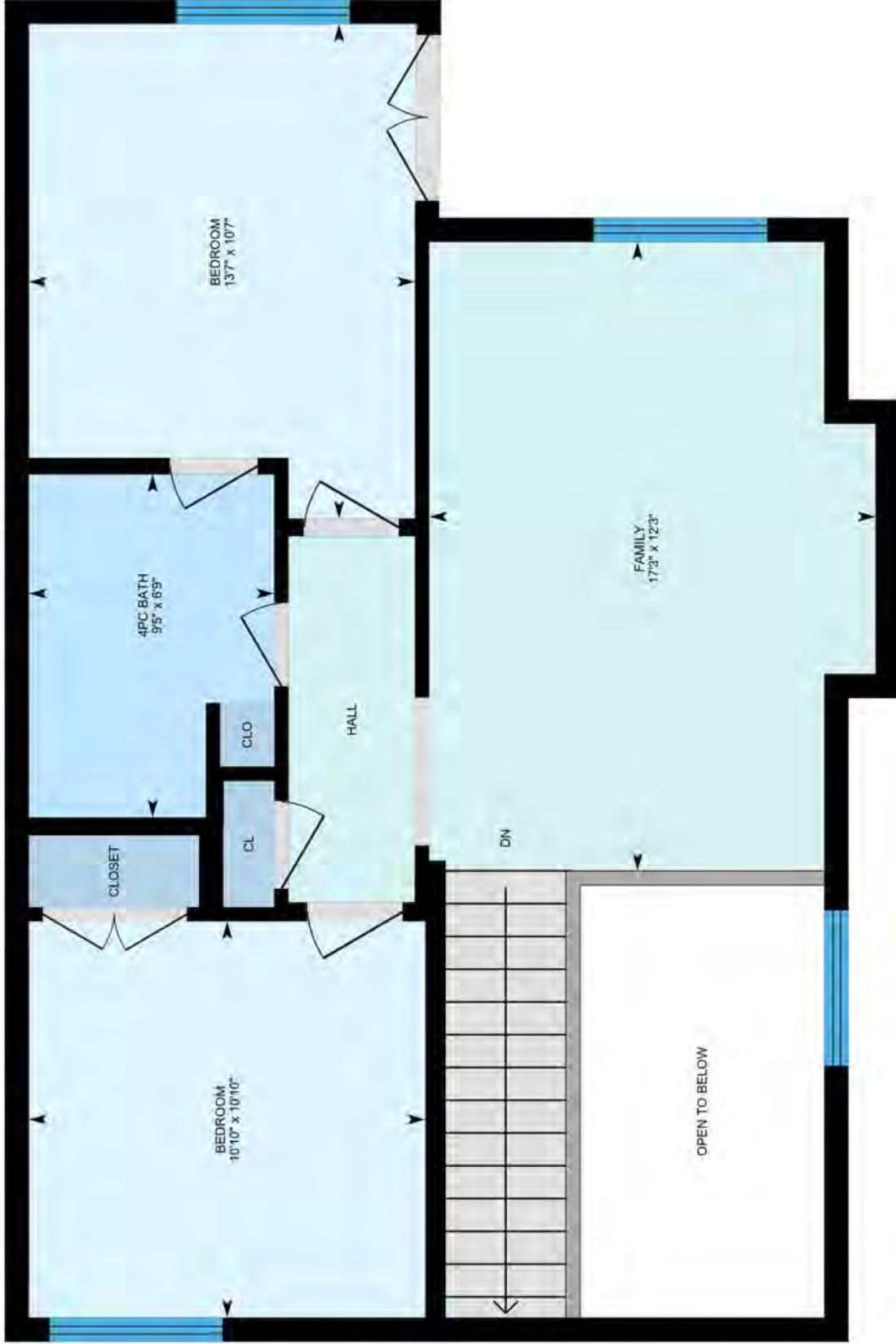
PREPARED: 2023/05/08



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# 468 Morrison Ave, Kelowna, BC

2nd Floor Exterior Area 716.02 sq ft  
Interior Area 636.09 sq ft  
Excluded Area 79.25 sq ft



PREPARED: 2023/05/08

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### EXCEPTIONAL FEATURES

- Master bedroom on the main level plus an office with it's own entrance
- Open concept main level living with great room, dining room and island kitchen
- Natural light abounds with the design of the windows and higher vaulted ceilings
- Vaulted ceilings: Foyer 17'11", dining room and living room 15'11", kitchen 10'9"
- Showcases clean lines, neutral tones, rich finishes and fine details
- Wide plank engineered oak floors
- 3 ft. concrete crawl space
- Navien circulating hot water system
- Ultra efficient gas forced air furnace
- Nu-Air Purifier System/Energy Star
- 3 Fujitsu/Halcyon heat pumps on remote, on the upper level adds energy efficient air conditioning in each of the 2 bedrooms and the family room
- 2-5-10 home warranty
- **Salt water pool** – 16 x 28 ft., 6 ft. depth with auto Desirable Kelowna South neighbourhood
- Enjoy a "walking lifestyle" one block to area beaches and parks
- Stroll or bike the "Abbott Street" corridor, close to boutique shopping, restaurants and bistros
- Close to all the amenities of downtown Kelowna and it's cultural centre
- Contemporary open design, 2 storey features over 2200 sq ft., 3 bedrooms and a family room
- cover, pool lights, south west sun exposure assuring sunshine throughout the day
- **Timbered pergola** with patio lights

### List of some of the updates

#### Cost of approximately \$145,000.00

- Salt water pool
- Split system/ 5 systems heat pump - Fujitsu/Halcyon – quiet, energy efficient
- Master closet shelving
- TV built-ins
- Back yard bar and counter top
- Blinds, Phantom screen
- Garage epoxy floor
- Landscape screen, landscape design
- Pergola, Misters
- Built-in vacuum
- Built-in sound

### Detached Double Garage

- Heated, epoxy floor including baseboard, work bench, 200 amp service
- Extra parking at the side of the garage

### Covered Patio

- Okanagan lifestyle living at it's finest! Living space that delivers the ultimate in indoor/outdoor entertaining, built-in sound
- Accessed seamlessly with the Nana folding glass wall from the main living great room
- Also French door access to the patio from the mudroom
- Surrounded with misters, west facing screen with manual control



### **BBQ/Outdoor Kitchen**

- Enhances with ease, the ambiance of outdoor living
- 4-person sit up bar with honed granite counter
- Napoleon built-in gas BBQ
- Brick faced surround

### **Foyer**

- Dramatic 18 ft. ceiling height enhanced with a stunning modern chandelier

### **Great Room**

- Vaulted ceiling with fan, recessed lighting, built-in sound
- Features a stunning contemporary floor to ceiling gas fireplace with metal surround, large fire box
- Full Nana folding glass wall seamlessly integrates the outdoor living area with the indoors
- Angled transom window above the Nana glass door extends to the vault of the ceiling adding further attention to detail and design

### **Dining Room**

- Open concept with the kitchen and great room
- Vaulted ceiling, recessed lights
- Recessed niche for dining hutch

### **Kitchen**

- The ultimate island kitchen, a chef's delight includes a Bertazzoni Italia gas range with dual ovens, griddle and pot filler
- Vaulted ceiling, recessed lights, built-in sound
- 3-person eating bar island with double sink and dishwasher
- 2 elegant glass pendant lights over the island
- Quartz surface counters, marble back splash, under cabinet lighting
- Complimentary tones – the island is a cream coloured stain with an oyster stain on the surrounding cabinets
- Upper units hinged with a sleek upwards pull
- Soft close drawers, cutlery drawer with wood dividers, spice rack drawer, backing rack, brushed stainless horizontal pulls, open shelving flanks the range
- Cabinet under the sink has a convenient "pull out"

### **Walk-in Pantry**

- Open shelving for easy display and storage

### **Mudroom**

- French door to the back yard, BBQ and outdoor kitchen and pool
- Bench with drawers, coat rack and coat closet

### **2-Piece Bathroom**

- Raised metal sink, floating faucets, quartz surface counter, full tile back splash to the ceiling

### **Laundry Room**

- Pocket door, tile floor, quartz surface counter with undermount sink, drying rack

## **Office**

- Cheerful work space
- South east facing, corner windows
- Separate French door access to the front fenced courtyard
- Engineered oak wide plank floor

## **Master Bedroom**

- Main floor master bedroom
- Corner window, south east exposure
- Engineered wide plank oak flooring, ceiling fan

## **5-Piece Ensuite Bathroom**

- Sliding wood barn door adds a modern touch
- Tile floor, 2 vessel sinks with Riobel faucets, mosaic marble back splash, soaker tub with hand shower, walk-in shower with ceramic tile surround, 2 shower heads, one is a rain head plus a sliding wand, bench, mosaic tile floor
- Cream cabinets with soft close drawers

## **Upper Floor**

- Dramatic 2 story foyer & custom staircase features floating stair treads
- Contemporary light fixture is the focus and adds interest

## **Family Room**

- Open to foyer
- South east sun exposure exudes natural light in this cozy family space
- Recessed niche for entertainment centre
- Recessed lights

## **4-Piece Bathroom/Shared Ensuite**

- Tile floor, skylight, tub/shower combination, tile surround, quartz surface counter with undermount sink
- Cream cabinets, teak pulls, soft close drawers, open shelving for towels plus cabinet

## **Bedroom**

- Faces north, carpet, closet

## **Bedroom**

- South east exposure, carpet, closet
- Shared ensuite/main upper floor bathroom

## **Linen Closet**



**LISTED BY JODI HUBER**

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**LEADERSHIP WITH EXPERIENCE**

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