



JANE HOFFMAN
REALTY

ONE LEVEL LIVING AT ITS BEST - PRIME LOWER MISSION LOCATION



PROUDLY MARKETED BY MARLA MILLER

222-650 Lexington Drive
Kelowna, BC



WELCOME TO 222-650 LEXINGTON DRIVE

Beautiful and well-cared-for detached 2-bed 2-bath home in an absolutely prime Lower Mission location at The Lexington. Excellent curb appeal. Numerous updates inside include new paint throughout, new light fixtures, new Phantom screens on the patio, and new stainless-steel appliances (LG Microwave, LG oven, LG fridge/freezer, LG high efficiency washer & dryer).

A large door welcomes you to the home. Foyer features vaulted ceilings. Off the entry of the home is a large living room with bay windows allowing an abundance of natural light. Gas fireplace for added ambiance. Dedicated dining room with custom chandelier and vaulted ceilings. Kitchen offers space for a breakfast nook, overlooks the patio, and provides access to the patio for grilling and dining.

The primary bedroom is a tranquil retreat with two closets and a 3-piece ensuite with a jetted soaker tub. Additional generous-sized bedroom with an adjacent 4-piece bath. Spacious double car garage with Lift Master door opener and a crawl space under the laundry room for additional storage.

The Lexington is a fabulous complex offering many on-site amenities including a salt water pool and whirlpool, kitchen, and pool table room. RV parking.

Listing Agent - Marla Miller | Contact marla@janehoffman.com or 403-830-4029

DETAILS

Address	222-650 Lexington Drive Kelowna, BC	Bedrooms	2
		Bathrooms	2 full
		Finished Area	1552 sq. ft.

SPECIFICATIONS & FEATURES

Year Built	1991	Exterior	Stucco
View	Mountain, Mature Landscaping	Roof	Tile, Other
Water	Municipal	Heating	Natural Gas Forced Air
Sewer	Connected	Cooling	Central Air
Main Level	1552 sq. ft.	Fireplace	1 Fireplace
Crawl Space		Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 7'10 x 10'9

Living: 13' x 19'2

Kitchen: 10'2 x 11'

Breakfast: 7' x 11'

Dining: 11'11 x 11'5

Primary: 13'4 x 15'

3-Piece Ensuite: 12'3 x 6'

4-Piece Bathroom: 5'7 x 9'

Bedroom: 10'6 x 15'

Laundry: 5'9 x 9'

Garage: 19'11 x 20'

Inclusions

- New LG microwave
- New LG range
- Maytag dishwasher
- New LG fridge/freezer
- New LG high efficiency washer
- New LG high efficiency dryer

Mechanical

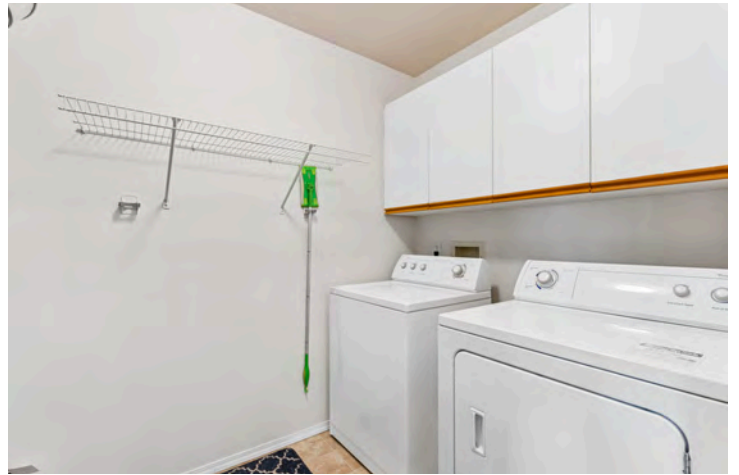
- IQ security system
- Rheem hot water tank
- Bryant furnace
- Lift master garage door opener

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.











EXCEPTIONAL FEATURES

- Welcome to the beautiful, gated community "The Lexington"
- Over 1550 sq. ft. of quality living space
- High ceilings in the entrance and dining area of this home
- Security system available
- Crawl space access to additional storage in the laundry room
- Engineered hardwood, tile, and laminate flooring
- New light fixtures and paint throughout the home
- Updated phantom screens on the patio door
- New appliances – other than the dishwasher
- Spacious double garage with lift master garage door opener with additional two parking spots in the driveway
- Beautiful private covered back patio with space for outdoor patio furniture, located just off of the kitchen perfect for entertaining
- Great complex with many on-site amenities including a salt water pool, whirlpool, kitchen, and pool table room
- Located in a great location near a plethora of activities including, walking distance to Okanagan Lake, restaurants, shopping, sports fields, and H2O

Foyer

- Large front door with privacy glass side windows and transom window above for lots of natural light
- High ceiling creates a welcoming and spacious entrance
- Beautiful drop down light fixture
- Coat closet with mirrored doors
- Tile flooring
- Direct access to the attached garage

Living/Dining Room

- Beautiful bay windows create a bright, inviting room
- Feature wall is beautifully accented with a cozy gas fireplace with tile surround
- Open concept design provides an airy, easy flow white entertaining
- Adjacent to the living room is the dining area with room for a large dining table accented by a beautiful soft hue lighting fixture
- Vaulted ceilings and large windows

Kitchen/Breakfast

- Shaker-style cabinetry and tiled backsplash
- New stainless-steel appliances except for the dishwasher
- Cabinetry accented by stainless-steel hardware
- Recessed lighting, tile flooring
- A breakfast nook is located in this space for casual dining accented by a hanging light fixture
- Easy access to the back patio

Laundry

- Front load Whirlpool washer and dryer
- Wall mounted cabinetry
- Doubles as the mechanical room
- Access to crawl space

Bedrooms

- Primary bedroom features a large window, a walk-through hall with two double doors closets across from each other leading to the 3-piece ensuite
- Guest bedroom features a large window, and a spacious double door closet

Bathrooms

- 3-piece ensuite attached to the primary bedroom features, tile flooring, built-in soaker-tub, L-shaped vanity with an undermount sink, and wall mounted mirror with wall sconces lights on either side
- 4-piece main bathroom with tile flooring, vanity with one sink, wall mounted mirror, and tub/shower combination

222-650 Lexington Dr, Kelowna, BC

Main Floor Exterior Area 1551.79 sq ft
Interior Area 1450.07 sq ft
Excluded Area 422.19 sq ft



PREPARED: 2024/04/05





LISTED BY MARLA MILLER

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