



**JANE HOFFMAN**  
REALTY

## SUB PENTHOUSE LUXURY LIVING - PANORAMIC LAKE & CITY VIEW



**PROUDLY MARKETED BY JANE HOFFMAN**

**3403-1191 Sunset Drive**  
**Kelowna, BC**

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## DETAILS

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|                |  |                      |                   |
|----------------|--|----------------------|-------------------|
| <b>Address</b> | 3403 -1191 Sunset Drive<br>Kelowna, BC | <b>Bedrooms</b>      | 3                 |
|                |  | <b>Bathrooms</b>     | 4, 3 full, 1 half |
|                |  | <b>Finished Area</b> | 2704 sq. ft.      |

## SPECIFICATIONS & FEATURES

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|                   |   |                        |                   |
|-------------------|---|------------------------|-------------------|
| <b>Water</b>      | Municipal   | <b>Year Built</b>      | 2021              |
| <b>Sewer</b>      | Connected   | <b>Heating</b>         | Mixed, Forced Air |
| <b>Views</b>      | Lake, Mountain, City, Valley  | <b>Cooling</b>         | Central Air       |
| <b>Main Level</b> | 2704 sq. ft.  | <b>Garage/Driveway</b> | 2 Parkade Stalls  |
| <b>Strata Fee</b> | \$1,492.00  | <b>Foundation</b>      | Concrete          |
| <b>Amenities</b>  | Swimming Pool, Fire Pits,<br>Health Club, Yoga/Pilates<br>Studio, Hot Tub, Pickle Ball<br>Court, Entertainment Room |                        |                   |

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### Room Sizes

Foyer: 8'5 x 6'4  
Walk-in Closet: 6'11 x 7'2  
Living: 17'10 x 18'3  
Kitchen: 20'1 x 11'10  
Dining: 17'10 x 8'11  
Family: 11'6 x 20'11  
2-Piece Bath: 7'1 x 9'8  
Primary: 10'4 x 20'7  
Walk-in Closet: 5'10 x 9'11  
5-Piece Ensuite: 10'8 x 17'8  
Bedroom: 15'1 x 10'  
4-Piece Ensuite: 8'9 x 4'10  
Bedroom: 12'4 x 12'8  
3-Piece Ensuite: 4'10 x 8'3  
Laundry: 9'3 x 9'6

### Inclusions

- Dacor gas range top
- Bosch dishwasher
- Microwave/speed oven
- Dacor built-in oven
- Sub-Zero fridge/freezer
- Whirlpool washer & dryer

**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.



## LOCATED IN THE HEART OF DOWNTOWN KELOWNA

Welcome home to convenient resort-style living in the heart of downtown Kelowna just steps from the shores of Okanagan Lake. This stunning sub-penthouse home at One Water has been designed for an exceptional living experience both indoors and out. Located on the 34th floor you'll enjoy captivating, panoramic views of Okanagan Lake, the mountains and the City of Kelowna. In each room are customizations designed by the current owners making this home unique from others. Upon entry you're greeted by a grand, open floor plan that flows seamlessly between the kitchen, dining and living areas creating a space for luxurious everyday living.

Surrounded by floor to ceiling windows ample light floods the home. The spacious gourmet kitchen features an entertainment-sized island, and professional grade appliances. Enjoy outdoor living on the 1000 sq. ft. wrap-around lakeview patio accessible from kitchen and the living area. Off the main area is a family room with patio access and more stunning views. This home offers one primary suite and two additional bedrooms, all bedrooms complete with ensuite baths. The primary suite is a relaxing retreat with an opulent ensuite that includes a glass shower, heated floors and a soaking tub.

Residents of One Water can relish exclusive access to the Bench, on the 4th floor, offering outdoor swimming pools, fire pit enclaves, a health club, a yoga/ pilates studio and an entertainment room. Two parking spaces and two oversized storage lockers included.

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088







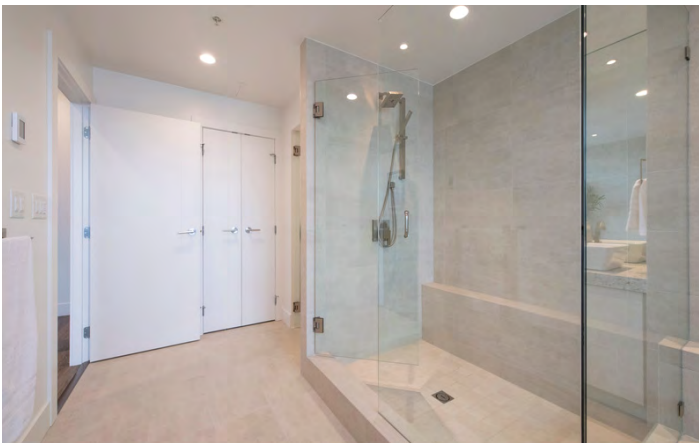




















## DETAILED INFORMATION

### The Bench

- Extending across the 4th floor on landscaped 1.3 acres offers two impressive swimming pools, over-sized hot tub, pickle-ball court, outdoor seating with fire-pit enclaves, dog park and much more

### Exceptional Features

- Located just 20 minutes to Kelowna International Airport
- Expansive three-bedroom / three and a half bathroom sub-penthouse located in Kelowna City core with access to World Class Wineries, Fine Dining, Trails for Mountain Biking & Hiking, Ski Resorts, Yacht Club and Golf Courses
- Walk to the lake, beaches and parks
- Large floor-to-ceiling windows in main living spaces to take advantage of the captivating lake, surrounding mountains and city views
- Over-sized wrap around balcony extending your outdoor living space which has natural gas BBQ hookup
- Luxury vinyl plank flooring throughout
- Control4 is a state-of-the-art home automation that places you on the cutting edge of system control
- High fidelity (HIFI) audio throughout
- 10" smart home interactive touch screen for easy music streaming and control
- Smart door lock for easy access
- Smart home thermostat for easy programming and control
- Smart home APP for smart phone or tablets
- Smart home remote control
- Multi-room climate control
- Security (can be managed via internet also)

### Upgrades By Seller

- All upgraded lighting fixtures and plumbing fixtures
- The kitchen storage was customized with drawers instead of cupboards
- Extension of a wall giving the additional bedroom a full ensuite
- Added cabinets to laundry room
- All shades are motorized and the bedrooms all have blackout shades
- Custom details to the primary bedroom ensuite
- All windows and sliding doors have phantom screens

### Entry/Foyer

- Upon entry you will be welcomed by the stunning lake & mountains views from the wall-to-wall windows in the living room/kitchen area
- Adjacent walk-in coat closet with hanging racks, recessed lighting & additional storage
- Yale touch screen door opener



### **Living Room**

- Thoughtfully designed living space perfect for entertaining family and friends
- Floor to ceiling windows capture the dramatic views of the lake, city and mountains
- Multiple access points through the sliding glass doors to the wrap around deck provide a seamless transition from interior to exterior living
- Tray ceiling with lighting around the perimeter of the room adds a modern touch and accents the design
- Electric blinds, convenient operation from the Control4 System
- Surround sound

### **Kitchen/Dining Room**

- Custom kitchen that will impress the chef in the family
- Large centre island with granite counter, undermount sink, drawers and built in wine holders
- Drop down pendant lighting above the island
- Access to the covered lakeview deck
- Contemporary flat panel cabinetry, complete with full-height upper cabinets, soft closing hardware & under cabinet lighting
- Premium stainless steel appliance package
- Recessed lighting, built-in surround sound & Control4 System is located on nearby wall
- Pantry behind the kitchen wall that offers additional storage from the floor to ceiling shelving
- The large dining space boasts panoramic views
- Stunning designer lighting defines the dining area

### **Family Room**

- Enjoy relaxing with one of your favourite shows or nestled up on the couch with a book while being surrounded by the stunning views from the floor to ceiling windows
- Located off the main living spaces for more private relaxation
- Ease of access to the covered deck
- Built in surround sound in the walls, electric blinds and modern lighting fixture

### **2-Piece Bathroom**

- Convenient to the main living areas
- Vanity with granite countertop, Cheviot vessel sink and mounted mirror

### **Primary Bedroom**

- Elevated on the 34th floor you can enjoy the primary master suite with peace of mind & have exclusive access to your very own private patio
- Offering a full walk-in closet with built-in shelving, hanging racks and additional storage
- High fidelity (HIFI) built-in audio surround sound system
- Floor to ceiling windows with impressive views, recessed lighting
- Added drapery for optimal privacy & provides a darker room when desired

### **5-Piece Ensuite**

- Seamless glass and tile walk in shower with tile ledge, waterfall and hand wand shower heads, recessed lighting
- Soaker tub positioned to embrace the City and Knox Mountain views
- His and her vessel sinks with quartz countertops, soft closing hardware and large mounted mirror
- Privacy toilet room with shaded glass door
- NuHeat heated tile floor

### **Bedroom #2 and 4-Piece Ensuite**

- Spacious bedroom offering City & Knox Mountain views
- Double closets with French style doors
- Recessed auto blinds
- Luxury vinyl plank flooring
- Shaded lighting fixture

### **4-Piece Ensuite**

- This ensuite features an acrylic tub/shower combo with tile surround and recessed lighting
- Vanity with quartz counter & undermount sink and quality cabinetry
- Tile flooring

### **Bedroom #3 and 3-Piece Ensuite**

- Stunning views of Knox Mountain
- Luxury vinyl plank flooring
- Shaded lighting fixture
- Closet with French style doors

### **3-Piece Ensuite**

- Vanity with quartz counter & undermount sink, soft closing hardware and tile backsplash
- Seamless glass and tile walk-in shower with recessed lighting and hand wand shower head
- Tile flooring

### **Laundry Room**

- Whirlpool front load washer and dryer with quartz countertop space above
- Quality cabinetry above washer/dryer providing extra storage
- Under cabinet lighting
- Utility sink with hanging rack above
- Tile flooring, recessed lighting

3403-1191 SUNSET DRIVE

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