



**JANE HOFFMAN**  
REALTY

# MODERN TOWNHOME - WALK TO AMENITIES



**PROUDLY MARKETED BY PAUL HEINRICH**

***3-1102 Cameron Avenue  
Kelowna, BC***

---

## DETAILS

---

<b>Address</b>	3-1102 Cameron Avenue Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	4, 3 Full, 1 Half
		<b>Finished Area</b>	1703 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Water</b>	Municipal	<b>Year Built</b>	2019
<b>Sewer</b>	Connected	<b>Exterior</b>	Stucco, Brick, Fiber Cement
<b>Views</b>	Mountain	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Main Level</b>	735 sq. ft.	<b>Heating</b>	Forced Air
<b>Upper Level</b>	692 sq. ft.	<b>Cooling</b>	Central Air
<b>Lower Level</b>	276 sq. ft.	<b>Fireplaces</b>	1 Fireplace
<b>Location</b>	Close to recreation, shopping, transit, restaurants, schools, the lake	<b>Garage/Driveway</b>	Attached Double Garage
		<b>Foundation</b>	Concrete

---

### Room Sizes – Main Level

Dining Room: 21' 3 x 8' 11

Kitchen: 15' 1 x 9' 7

Living Room: 21' 3 x 13' 5

2-Piece Bathroom: 5' 7 x 5' 11

### Room Sizes – Lower Level

Foyer: 8' 6 x 11' 5

Bedroom: 9' 10 x 9' 3

3-Piece Ensuite: 9' 8 x 4' 11

Utility Room: 5' 3 x 3'

Garage: 21' 2 x 19' 11

### Room Sizes – Upper Level

Primary Bedroom: 14' 4 x 11' 2

4-Piece Ensuite: 10' 8 x 4' 11

4-Piece Bathroom: 7' 11 x 4' 11

Bedroom: 9' 3 x 9' 3

Bedroom: 11' 9 x 9' 9

### Inclusions

- Dishwasher
- Stove
- Hood vent
- Refrigerator
- Microwave
- Washer and 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.



## WELCOME TO 3-1102 CAMERON AVENUE

Modern 3 level townhome offering 4 bedrooms and 4 baths in desirable Kelowna South at Cameron Mews, ideally situated in sought-after Kelowna South neighborhood. The lower level features a two-car garage, a spacious foyer and one-bedroom with an ensuite bath, ideal for guests, a home office, or extended family.

The main floor is designed for effortless living, with 9-foot ceilings. The chef-inspired kitchen features sleek quartz countertops, a large island, stainless steel appliances, and a gas range. The open-concept layout seamlessly connects the kitchen to the living and dining areas, creating the perfect space for entertaining or relaxing. Step outside to the covered patio, complete with a gas hookup for BBQs, and enjoy year-round outdoor dining.

Upstairs, the spacious primary suite offers a private balcony, a 4-piece ensuite, and a generous closet. Two additional bedrooms, a full 4-piece bath, and convenient laundry complete the upper level.

Located just across from Guisachan Village Centre, this home offers unbeatable access to shopping, restaurants, cafés, and the shores of Okanagan Lake. With its modern design and prime location, this townhome is a rare opportunity. Rents for \$3,500 per month.

**Listing Agent - Paul Heinrich** | Contact [paul@janehoffman.com](mailto:paul@janehoffman.com) or 250-866-0088





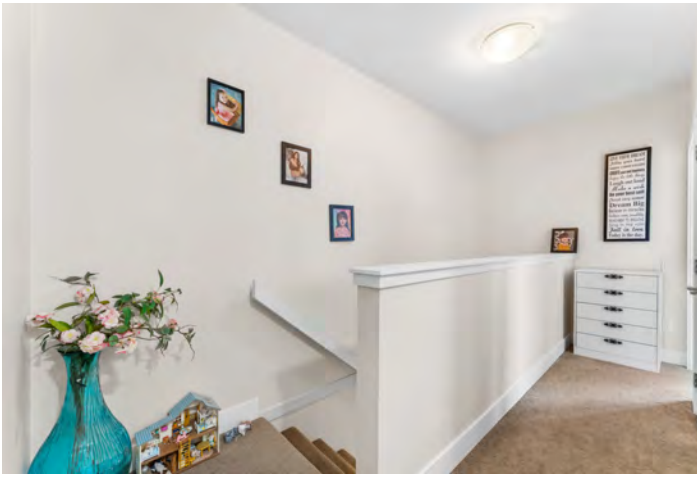














**Lower Level** Exterior Area 275.85 sq ft  
 Interior Area 236.70 sq ft  
 Excluded Area 451.96 sq ft





# 3-1102 Cameron Ave, Kelowna, BC

Main Floor Exterior Area 734.87 sq ft  
Interior Area 671.40 sq ft



1st Floor Exterior Area 692.20 sq ft  
Interior Area 628.69 sq ft



PREPARED: 2025/02/20





### **EXCEPTIONAL FEATURES**

- Modern 3 level townhome, ideally situated in the sought-after Kelowna South neighborhood
- 1703 sq. ft. of living space with 4 bedrooms and 4 bathrooms, attached two car garage
- Bright, open concept main level with 9-foot ceilings
- Covered patio complete with a gas hookup for BBQ
- Located across the street from Guisachan Village Centre offering unbeatable access to shopping, restaurants and cafés.
- Near multiple activities, walking distance to Okanagan Lake, sports fields, and H2O
- With its modern design and prime location, this townhome is a rare opportunity
- Currently rents for \$3,500 per month

### **Kitchen/Dining**

- White shaker style cabinetry with stainless steel hardware, stainless-steel appliances
- The kitchen island features bar seating for four and is illuminated by two modern light fixtures
- Glass patio door access to the balcony
- The dining room is nestled between the kitchen and living room with room for a large table illuminated by a beautiful chandelier

### **Living Room**

- The living room is bright and inviting, located just off the kitchen and dining area
- Large windows extend the length of one wall flooding the space with natural light
- Feature wall is accented by a fireplace with wall mounted media above
- Recessed lighting throughout

### **Main Level Bathroom**

- 2-piece bath features tile flooring, a vanity with a vessel sink, wall mounted mirror, and a frosted glass window

### **Three Upper Level Bedrooms**

- Primary bedroom features carpet flooring, spacious closet, a 4-piece ensuite, and a private balcony
- Two additional bedrooms on the upper level both feature carpet flooring, large windows, and one has a spacious closet

### **Two Upper Level Bathroom**

- 4-piece ensuite attached to the primary bedroom features a double vanity with two undermount sinks, a wall mounted mirror with two overhead light fixtures, and a frameless glass shower with floor to ceiling tile
- 4-piece bath features, tile flooring, a vanity with one sink and wall mounted mirror, and a tub/shower combination

### **Lower Level Bedroom**

- A guest bedroom on the lower-level features carpet flooring, window, and a 3-piece ensuite

### **Lower Level Bathroom**

- 3-piece ensuite features, tile flooring, a vanity with one sink and wall mounted mirror, and a shower





**LISTED BY PAUL HEINRICH**

C: 250-717-7345

T: 250-866-0088

E: [paul@janehoffman.com](mailto:paul@janehoffman.com)

**Unison**

JANE HOFFMAN REALTY





**JANE HOFFMAN**  
REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

[JANEHOFFMAN.COM](http://JANEHOFFMAN.COM)