



**JANE HOFFMAN**  
REALTY

## SPACIOUS TOWNHOME MINUTES TO GOLF, PARKS AND SCHOOLS



**PROUDLY MARKETING BY AIDAN MYHRE**

**6-875 Stockley Street**  
**Kelowna, BC**

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## DETAILS

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**Address** 6-875 Stockley Street  
Kelowna, BC

**Bedrooms** 3  
**Bathrooms** 3 Full  
**Finished Area** 2633 sq. ft.

## SPECIFICATIONS & FEATURES

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**View** Mountain  
**Water** Municipal  
**Sewer** Connected  
**Entry Level** 1192 sq. ft.  
**Upper Main Level** 1442 sq. ft.  
**Strata Fee** \$341.81

**Year Built** 2018  
**Roof** Asphalt/Fibreglass Shingles  
**Heating** Natural Gas Forced Air  
**Cooling** Central Air  
**Fireplace** 2 Gas Fireplaces  
**Garage/Driveway** Attached Double Garage  
**Foundation** Concrete

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### Room Sizes - Main Level

Living: 18'10 x 20'7  
Dining: 13'8 x 8'6  
Kitchen: 13'8 x 10'  
Bedroom: 11'10 x 12'8  
4-Piece Bath: 8'3 x 9'1  
Primary Bedroom: 14'11 x 13'  
4-Piece Ensuite: 8' x 8'3  
Laundry: 6' x 8'7

### Room Sizes - Entry Level

Foyer: 11'9 x 14'9  
Rec Room: 22'10 x 28'11  
Bar: 8'8 x 5'  
4-Piece Bath: 9'5 x 7'10  
Bedroom: 13'4 x 11'6  
Utility: 9'3 x 6'1  
Garage: 22'1 x 21'1

### Inclusions

- Panasonic Microwave
- Frigidaire oven
- Frigidaire fridge
- Danby beverage fridge
- Frigidaire dishwasher
- Panasonic microwave
- Samsung washer/dryer
- Elica Hood vent

### Mechanical

- Nu air heated flooring
- Mvac central vac
- Goodman furnace
- John Wood hot water tank
- Nu-Air
- Electric blinds on deck
- Hot-Tub is negotiable

**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 6-875 STOCKLEY STREET

Welcome to this spacious townhome in Black Mountain, offering over 2,600 sq. ft. of living space with 3 bedrooms and 3 bathrooms.

The main level boasts an open-concept layout, perfect for family gatherings or entertaining friends. The living area features a cozy gas fireplace, while the beautiful kitchen is equipped with white quartz countertops, wood cabinets, stainless steel appliances, a center island, and a pantry.

Sliding doors from the dining area lead to a lovely patio with a gas hookup, perfect for setting up a lounging area. The main level also includes a primary bedroom with a 4-piece ensuite and a walk-in closet, as well as an additional bedroom and another 4-piece bathroom.

The lower level offers a large rec room with a wet bar and gas fireplace, plus a bedroom with a walk-in closet and ensuite. Another patio extends from this level, providing additional outdoor space with a hot tub. The townhome also features an attached double car garage.

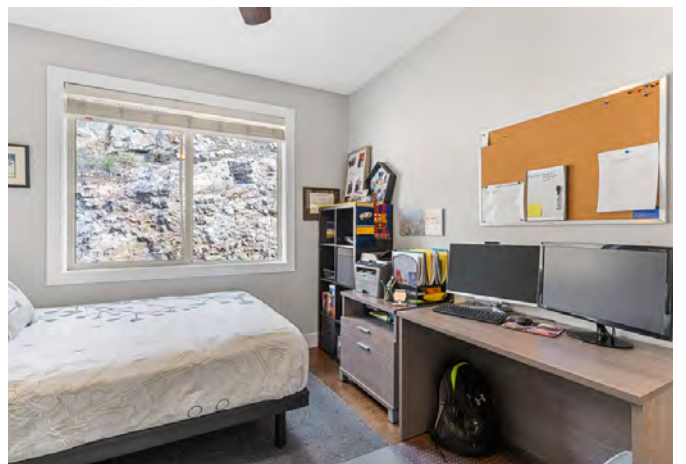
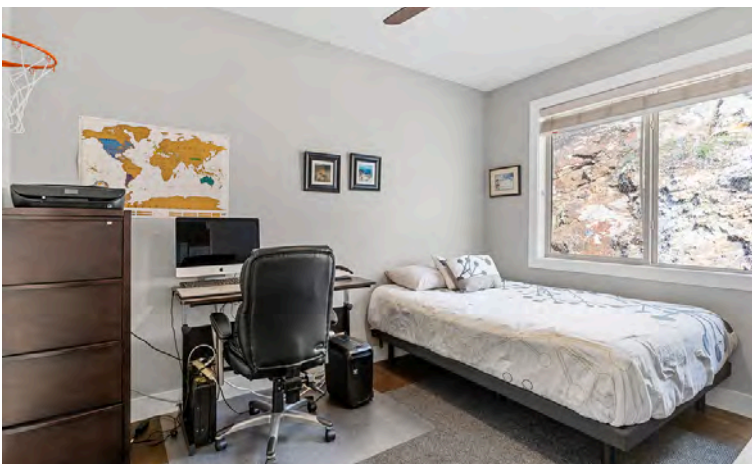
Located in an excellent area within walking distance to parks, excellent schools, just minutes to Black Mountain Golf Club, and conveniently situated on the way to Big White Ski Resort, this townhome offers the perfect blend of comfort and convenience.

**Listing Agent - Aidan Myhre** | Contact [aidan@janehoffman.com](mailto:aidan@janehoffman.com) or 250-866-0088





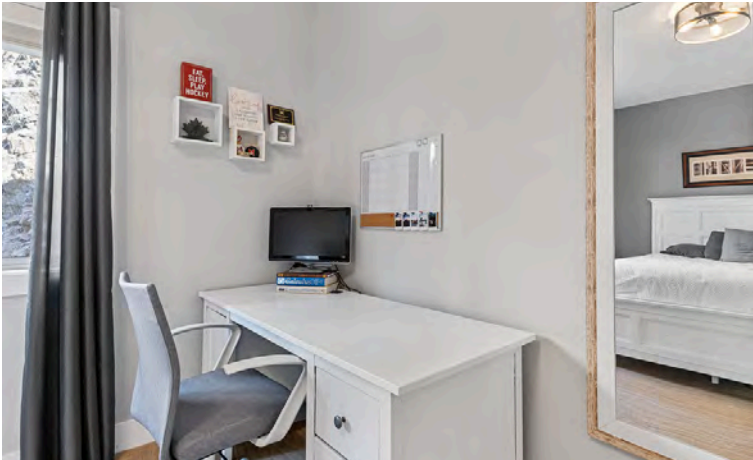












# 6-875 Stockley St, Kelowna, BC

**Main Floor** Exterior Area 1191.69 sq ft  
Interior Area 1109.21 sq ft  
Excluded Area 494.69 sq ft



PREPARED: 2024/06/20



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.

# 6-875 Stockley St, Kelowna, BC

1st Floor Exterior Area 1441.57 sq ft  
Interior Area 1352.63 sq ft



PREPARED: 2024/06/20

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**

- Enjoy this amazing townhome that is just a short drive to the Black Mountain Golf Club
- Offering over 2600 sq. ft. of living space, there is room for the whole family
- Located at the end of a quiet cul-de-sac
- Updated engineered hardwood on the stairs, upstairs natural gas fireplace
- The covered deck offers electric drop down shades perfect for privacy and acting as a wind blocker
- Attached double garage
- This home is also conveniently located on the way to Big White Ski Resort
- Nearby hiking/biking trails

### **Foyer**

- Large entrance with direct access to the double car garage and rec-room
- Tile flooring
- Coat closet with French style doors
- Windows provide lots of natural light

### **Recreation Room**

- Large space great for gathering with friends and family
- Direct walkout access to the exterior
- Cozy gas fireplace to enjoy in the cooler months
- Carpeted flooring
- Wet bar with full size fridge, stone counters and built-in cabinetry
- Recessed lighting and lots of natural light

### **Bedroom #1**

- Good size bedroom off the rec-room with walk through closet to the full bathroom
- Windows equipped with drop down blinds
- Closet offers built-in hangers

### **4-Piece Bathroom**

- The bathroom features a wall to wall vanity finished with stone counters and two undermount sinks with 2 mounted mirrors above
- Tile flooring
- Walk-in acrylic shower

### **Main Floor**

#### **Kitchen/Dining Room**

- This open design is perfect for hosting with convenient access to the covered deck

### **Kitchen/Dining Room Cont'd**

- Kitchen counters are finished with quartz counters, a full stainless steel appliance package and hardwood flooring throughout Walk-in pantry with additional countertop space and storage
- Tile backsplash and under cabinet lighting creates a brighter working space
- Large dining area can accommodate large gatherings

### **Living Room**

- This bright inviting space creates a seamless transition between the living and dining room
- Updated gas fireplace with tile surround and mounted media above
- Surrounded by windows offering lots of natural light
- Recessed lighting

### **Laundry Room**

- Large laundry room with full size stacking washer and dryer
- Tile flooring

### **Bedroom #2**

- Main floor bedroom adjacent to the guest bathroom
- Closet space, hardwood flooring, ceiling fan

### **4-Piece Bathroom**

- Vanity with quartz counters and an undermount sink
- Acrylic tub/shower combo
- Tile flooring

### **Primary Bedroom & 3-Piece Ensuite**

- This well-appointed primary ensuite features a large walk-in closet, multiple windows natural light and hardwood flooring
- The ensuite offers tile flooring, vanity with quartz counters and a seamless glass/tile walk-in shower
- Heated tile flooring
- Walk-in closet has built-in hangers and organizers

6-875 STOCKLEY STREET

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**LISTED BY AIDAN MYHRE**

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The logo for Unison, featuring the word "Unison" in a serif font with a blue arc above it.

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