



JANE HOFFMAN
REALTY

SPACIOUS FAMILY HOME WITH POOL



PROUDLY MARKETED BY DEAN SIMONELLI

***3079 Thacker Drive
West Kelowna, BC***

DETAILS

Address	3079 Thacker Drive West Kelowna, BC	Bedrooms	4
		Bathrooms	3 full
		Finished Area	3809 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.20 Acre	Year Built	2002
Views	Lake, Mountain	Exterior	Stone, Siding
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Fireplace	2 Fireplaces
Main Level	1964 sq. ft.	Heating	Natural Gas Forced Air
Lower Level	1845 sq. ft.	Cooling	Central Air
Strata Fee	\$2400.00 per year	Garage/Driveway	Attached Double Garage
Fee Includes	Insurance, Maintenance Grounds, Management, Sewer, Snow Removal	Foundation	Concrete

Room Sizes – Main Level

Foyer: 7' x 6' 3
Kitchen: 13' 1 x 11' 9
breakfast: 8' 5 x 6' 5
Dining Room: 13' 1 x 14' 1
Living Room: 13' x 12' 10
Family Room: 15' 1 x 19' 8
Primary Bedroom: 14' 4 x 19' 2
5-Piece Ensuite: 11' 11 x 15'
Bedroom: 11' 11 x 12' 7
Office: 9' 2 x 12' 7
4-Piece Bathroom: 9' 6 x 4' 11
Garage: 21' 1 x 20'

Room Sizes - Lower Level

Recreation Room: 12' 5 x 24' 6
Recreation Room: 11' 8 x 17' 11
4-Piece Bathroom: 12' 6 x 6' 3
Bedroom: 9' 1 x 19' 2
Bedroom: 12' 3 x 23' 6
Den: 13' 3 x 17' 7
Storage: 8' 6 x 11' 9
Utility Room: 3' 7 x 9' 5

Inclusions

- Samsung fridge/freezer
- Samsung electric oven
- Maytag dishwasher
- Samsung microwave
- Washer
- Dryer

Mechanical

- Bradford furnace
- Trane
- Eureka central vac
- Security

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 3079 THACKER DRIVE

Well cared-for family home in neighborhood of Lakeview Heights. Large covered exterior brick pillared entry welcomes you into the spacious formal foyer with barrel ceiling. This home offers 4 beds, 3 baths, and a main floor office or a 5th bedroom. The main level features a spacious layout including living room with gas f/p, dining room, and kitchen with adjoining family room, an office/flex space, a generously sized primary, and one additional bedroom. Featuring coffered and vaulted ceiling, and hardwood flooring on the main as well. The kitchen features white cabinetry with granite countertops, a center island with contrasting grey cabinets, and stainless-steel appliances. Off the kitchen is a breakfast nook and in the family room, a gas fireplace.

The main floor master suite offers a 5-piece ensuite, walk-in closet, and access to the patio leading to the backyard and pool . Enjoy outdoor living on the patio off the family room, which includes a BBQ hookup and ample room for patio furniture. The patio leads to the large, private and fenced backyard with a large pool to enjoy the hot Okanagan summers. The lower level is a great entertainment space with a rec room, den, and 2 additional spacious bedrooms.

Two-car garage with ample parking on the aggregate paved drive. Fully landscaped with mature shrubbery and privacy hedging. Mountain and partial lake view. For those seeking a spacious family home close to schools, Lakeview Heights shopping ,Okanagan lake and West Kelowna amenities.

Listing Agent - Dean Simonelli | Contact dean@janehoffman.com or 250-866-0088



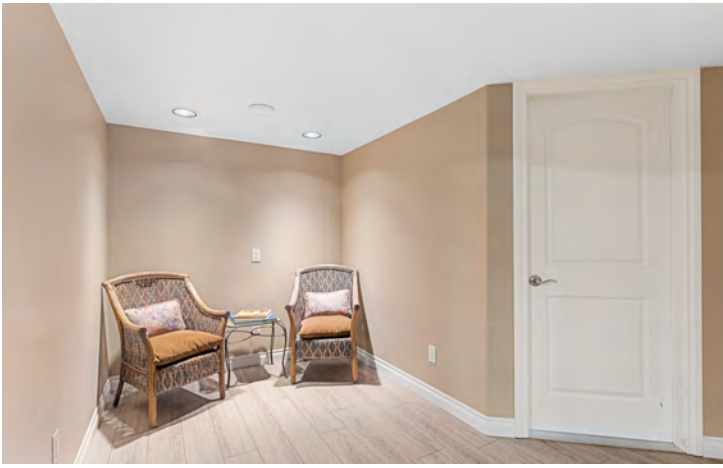












EXCEPTIONAL FEATURES

- This well maintained home is located in a desirable area of Lakeview Heights
- Over 3800 sq. ft. of quality craftsmanship throughout, custom crown mouldings, coffered and vaulted ceilings, hardwood flooring throughout the main level
- The gourmet kitchen has polished quartz counters, kitchen island, stainless-steel appliances, and is adjacent to the breakfast area
- 4 bedroom, 3 bathrooms + office/flex space
- Oversized two car garage with additional parking for two vehicles in the driveway
- Security system available
- The lower level has lots of convenient storage
- Oversized lower level recreation room, the perfect space for the entire family, located with easy access to the backyard
- Abundance of outdoor living, deck off of the main living area, outdoor oasis below with additional lounging area, pool and space for a BBQ, private fenced backyard
- Fantastic location just a short drive to wineries, golfing, shopping, parks, beaches, schools, and West Kelowna amenities
- Just minutes from Kalamo Regional Park

Kitchen/Breakfast Nook

- Granite countertops, tile backsplash and white shaker-style cabinetry
- Large granite center island with bar top seating for 2-3
- Island features built-in cabinetry and built-in wine rack
- Chandelier above island casts soft hue lighting
- This kitchen is enhanced by the stainless-steel appliances
- Adjacent to the kitchen is the casual breakfast area with ample room for a table or coffee table with seating
- Recessed lighting and natural light from the large picture windows
- Easy access to the comfort of the outdoor covered deck with room for outdoor dining table and seating

Family Room

- Adjacent to the kitchen
- A perfect space for hosting gatherings with access to the outdoor deck
- Multiple windows provide an abundance of natural light
- Nestled in the corner a cozy fireplace, relax and enjoy this inviting room
- Recessed lighting, the vaulted ceiling creates an open, airy ambience
- Hardwood flooring
- Access to the outdoor covered deck

Dining/ Living Room

- Lovely bay windows add a pleasing element
- Crown mouldings accent the ceiling in the living and dining areas
- Feature wall is accented by the fireplace with tile surround
- Recessed niche above fireplace for art display accented by spot lighting
- Traditional dining area adjacent to the living room, room for large gatherings, table is accented by a timeless light fixture, large windows provide lots of natural light

Office

- This space is currently used as an office but could also be used as an additional bedroom
- Plush carpeting, 2 large windows
- Upper and lower cabinetry
- Crown moulding accents the ceiling

Main Level Bedrooms

- Primary bedroom features plush carpeting, vaulted ceilings, private access to outdoor deck, a walk-in closet, and a 5-piece ensuite
- An additional bedroom on this level features, carpeted flooring and spacious double door closet

Main Level Bathrooms

- 4-piece bath with tile flooring, vanity with white shaker-style cabinetry and undermount sink, wall mounted mirror with over-head lighting and tub/shower combination
- 5-piece ensuite features tile flooring, free standing tub, vanity with two vessel sinks and a make-up vanity space, wall mounted mirror, and a glass shower with rain and wand shower heads

Two Lower Level Bedrooms

- Both feature carpet flooring and double door closets

4-Piece Lower level Bathroom

- Tile flooring, vanity with undermount sink, wall mounted mirror with over-head light fixture, shower/tub combination

Recreation Room

- Large in size with easy care vinyl flooring, plumbed for a kitchenette if desired
- Access to the backyard patio/pool area, a great space for entertaining friends and family

Outdoor Living

- Saltwater pool, approximately 32 x 18, at the deep - 8 ft.
- Installed by Sunshine Pools
- Two sets of stairs lead to the pool area, private fenced back yard
- Deck over-looking backyard features a gas BBQ hook-up and lots of seating area



3079 Thacker Dr, West Kelowna, BC

Main Floor Exterior Area 1964.34 sq ft
Interior Area 1845.05 sq ft
Excluded Area 461.39 sq ft



PREPARED: 2024/03/28

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.

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Lower Level Exterior Area 1844.90 sq ft
Interior Area 1728.57 sq ft



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