



JANE HOFFMAN  
REALTY

# WATERFRONT LIVING AT IT'S BEST AT MISSION SHORES



PROUDLY MARKETED BY JANE HOFFMAN

*525 - 3880 Truswell Road  
Kelowna, BC*

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## DETAILS

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<b>Address</b>	525-3880 Truswell Road Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	4, 3 Full, 1 Half
		<b>Finished Area</b>	2724 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Views</b>	Lake, Mountain, Valley	<b>Year Built</b>	2004
<b>Water</b>	Municipal	<b>Exterior</b>	Cedar, Stone
<b>Sewer</b>	Connected	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Main Level</b>	1409 sq. ft.	<b>Heating</b>	Forced Air, Central Air
<b>Upper Level</b>	1167 sq. ft.	<b>Cooling</b>	Forced Air, Central Air
<b>Top Level</b>	82 sq. ft.	<b>Garage/Driveway</b>	1 Parkade Stall
<b>Lower Level</b>	66 sq. ft.	<b>Ownership</b>	Freehold, Strata
<b>Strata Fee</b>	\$1,281.68		

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### Room Sizes - Main Level

Foyer: 7'5 x 6'9  
Living Room: 20'1 x 15'9  
Kitchen: 9'8 x 12'1  
Dining Room: 10'8 x 15'6  
Breakfast Nook: 9'8 x 12'7  
Primary Bedroom: 12'7 x 13'3  
4-Piece Ensuite: 12'6 x 16'10  
2-Piece Bathroom: 3'1 x 7'0

### Room Sizes - Upper Level

Primary Bedroom: 11'7 x 21'7  
4-Piece Ensuite: 8'5 x 15'2  
Bedroom: 12'8 x 20'1  
5-Piece Ensuite Bath: 8'0 x 18'3

### Inclusions

- Kenmore refrigerator
- KitchenAid oven
- KitchenAid microwave
- Marvel wine cooler
- LG dishwasher
- Frigidaire front load washer
- Frigidaire front load dryer

### Exclusions

- Furniture in one upper level bedroom

### Mechanical

- Honeywell thermostat
- Furnace
- Bradford White hot water tank
- 150-amp service panel

**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 525 -3880 TRUSWELL ROAD

Enjoy waterfront living in the Lower Mission at the exclusive waterfront community of Mission Shores. This beautiful 3-bedroom, 4-bath townhome offers refined lakefront living with a seamless indoor-outdoor flow. Enjoy breathtaking lake views from multiple patios, including a private rooftop terrace complete with a hot tub hookup, perfect for watching the sunset over Okanagan Lake.

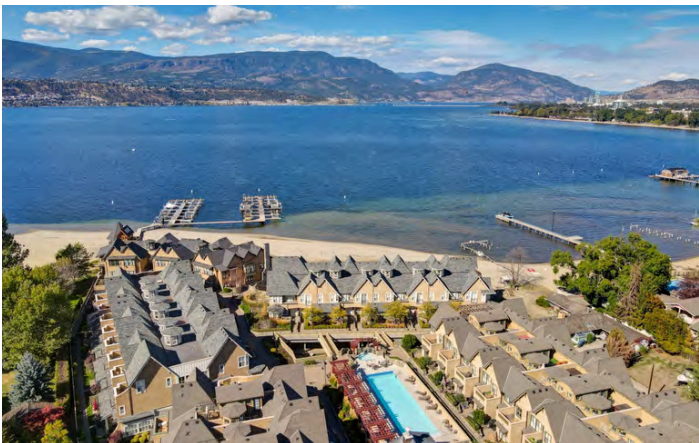
The main level boasts a bright, open-concept layout with soaring vaulted ceilings, skylights, and a gas fireplace. The kitchen offers custom cabinetry, a centre island with seating for four, and premium appliances including a KitchenAid range and Marvel wine fridge. The adjacent dining area opens to a covered balcony with a gas BBQ hookup, ideal for entertaining.

Each of the 3 spacious bedrooms is a private retreat, complete with an ensuite and walk-in closet. One of the upper level bedrooms enjoys a lakeview balcony, while the main-level bedroom suite offers easy access for guests. Additional highlights include hardwood floors, fresh paint, a skylit workspace, and secure, direct entry from the parkade with 1 parking stall and storage locker.

Resort-style amenities include a pool, hot tub, gym, and shared boat slip. Furniture included (excl. upper primary suite). Guest parking pass also included. Experience luxury lakeside living at Mission Shores.

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













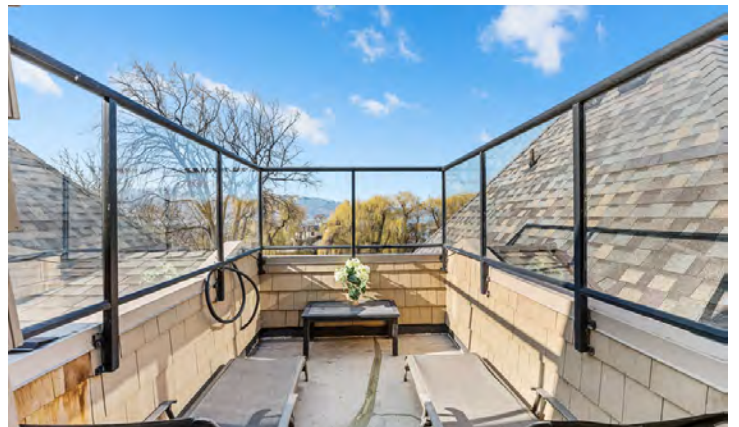














# 525-3880 Truswell Rd, Kelowna, BC

Main Floor Exterior Area 1408.75 sq ft  
Interior Area 1293.41 sq ft  
Excluded Area 16.78 sq ft



PREPARED: 2025/03/31



# 525-3880 Truswell Rd, Kelowna, BC

1st Floor Exterior Area 1166.60 sq ft  
Interior Area 1070.78 sq ft  
Excluded Area 132.61 sq ft

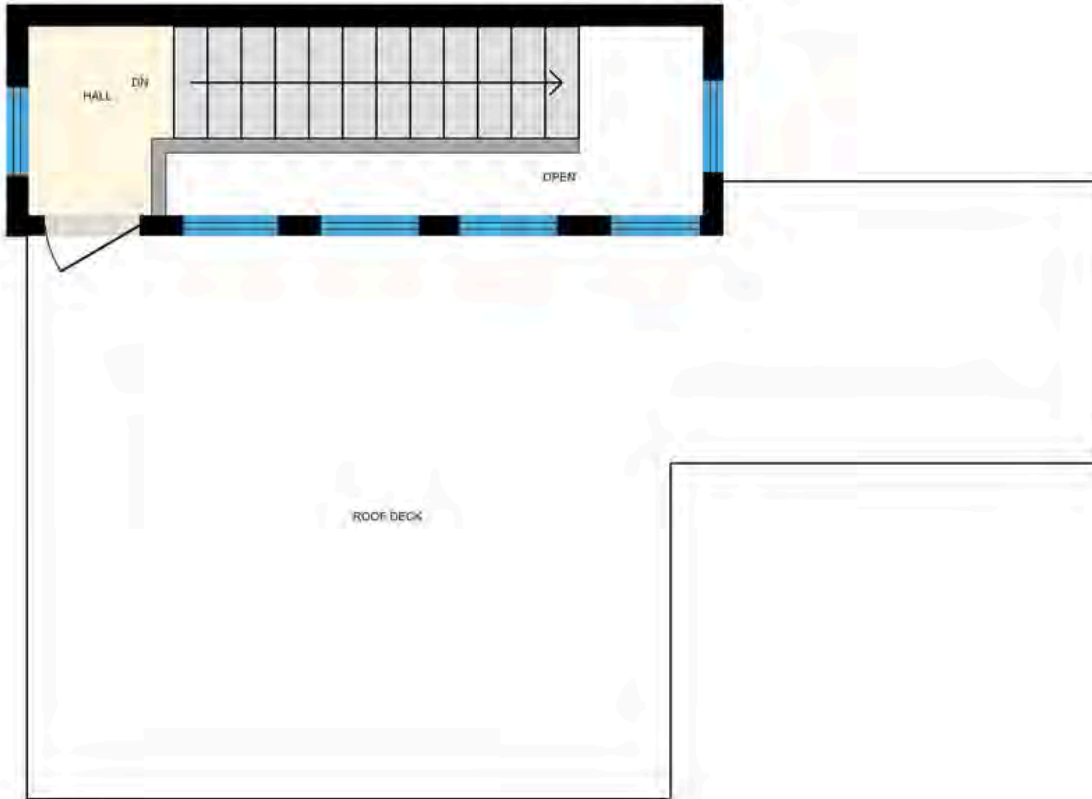


PREPARED: 2025/03/31

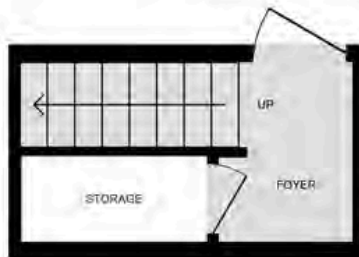


525-3880 Truswell Rd, Kelowna, BC

**Roof top** Exterior Area 82.28 sq ft  
Interior Area 54.37 sq ft  
Excluded Area 34.22 sq ft



**Lower Level** Exterior Area 66.41 sq ft  
Interior Area 45.80 sq ft  
Excluded Area 16.68 sq ft



PREPARED: 2025/03/31





## **EXCEPTIONAL FEATURES**

- Enjoy waterfront living in the Lower Mission at the exclusive waterfront community of Mission Shores
- Beautiful 3-bedroom, 4-bath townhome spanning over 2700 square feet
- Enjoy the lake views from multiple decks, including a private rooftop terrace complete with a hot tub hookup
- Main level boasts a bright, open concept layout with soaring vaulted ceilings and skylights
- The kitchen is a chef's dream, with a large kitchen island, a breakfast nook and a formal dining area
- The bright and spacious living room is complete with soaring ceilings, a skylight and a cozy gas fireplace
- Luxury living with all three bedrooms having private spa-inspired ensuites and spacious closets
- Secure direct entry from parkade, to enjoy convenient access to the home
- Includes one assigned parking stall, access to a guest parking pass and a storage locker
- Resort-style amenities include a pool, hot tub, gym, and shared boat slip
- Located just a short drive to all Lower Mission/Pandosy amenities, schools, shopping, restaurants, recreation, golf courses and dog parks
- This townhome offers a blend of luxury, comfort, and convenience, making it an exceptional choice for those seeking lakeside living in the Lower Mission

### **Kitchen/Dining**

- Gourmet kitchen, complete with custom shaker style cabinetry, warm toned hardwood floors and a center island
- Multiple dining options include a formal dining area, a bright breakfast nook and the spacious kitchen island
- Direct access to the partially covered balcony, complete with a lakeview, a storage room and a gas BBQ hook up

### **Living**

- Vaulted ceilings with skylights enhance the sense of space and floods natural light into the main living area
- A gas fireplace with a wood mantle serves as a cozy focal point while adding a warm appeal
- Open concept layout with the kitchen and dining areas

### **Main Level Bedroom**

- Primary bedroom features vaulted ceilings, a walk-in closet and a 4-piece ensuite

### **Two Main Level Bathrooms**

- 4-piece ensuite features multiple windows, an oversized vanity with a drop-in sink, a built-in tub and a glass enclosed walk in shower
- 2-piece bath features a vanity with a one piece moulded sink and a wall mounted mirror with overhead lighting



### **Two Upper Level Bedrooms**

- The primary bedroom features, a Juliette style balcony, two closets with mirrored sliding doors and a spacious 4-piece ensuite
- A second upper level bedroom features, plush carpets, a walk-in closet, a private lakeview sundeck, and a 5-piece ensuite

### **Two Upper Level Bathrooms**

- 4-piece ensuite in the primary bedroom features a vanity with a drop-in sink, a glass door walk-in shower and a built-in tub with a large window
- 5-piece ensuite in the second upper level bedroom features a spacious vanity with two drop-in sinks, a glass door walk-in shower and a built-in tub with windows overlooking the lake

### **Laundry**

- Conveniently located between the two bedrooms on the upper level
- Includes a Frigidaire front load washer and dryer
- Shelving for added storage and convenience





525-3880 TRUSWELL ROAD

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**LISTED BY JANE HOFFMAN**

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

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