



**JANE HOFFMAN**  
REALTY

## 2 BEDROOM CONDO - WALK TO THE BEACH, PARKS & SHOPS



**MARKETED BY JODI HUBER**

**227-877 KLO Road**  
**Kelowna, BC**

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## DETAILS

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<b>Address</b>	227-877 KLO Road Kelowna, BC	<b>Bedrooms</b>	2
		<b>Bathrooms</b>	2 full
		<b>Finished Area</b>	1020 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Water</b>	Municipal	<b>Year Built</b>	1993, Updates
<b>Sewer</b>	Connected	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Lot Features</b>	Central, Close to Park, Recreation, Schools, Shopping, Easy Access, Landscaped, Near Public Transit	<b>Exterior</b>	Vinyl
		<b>Cooling</b>	Window Unit (s)
<b>Strata Fee</b>	\$452.15	<b>Heating</b>	Baseboard
<b>Ownership</b>	Freehold Strata	<b>Garage/Driveway</b>	1 Parkade Stall
		<b>Foundation</b>	Concrete

## ROOM SIZES

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### Main Level

Living Room: 13'10 x 15'3  
Kitchen: 9'1 x 9'0  
Dining Room: 8'0 x 13'6  
Sunroom: 5'9 x 13'9  
Primary Bedroom: 20'11 x 11'5  
3-Piece Ensuite Bath: 7'1 x 7'11  
Bedroom: 13'3 x 10'8  
4-Piece Bathroom: 8'5 x 8'2  
Laundry: 3' x 3'  
Storage Room: 6'6 x 5'5

### Inclusions

- LG refrigerator
- Whirlpool electric range
- Whirlpool hood vent
- Danby microwave
- LG dishwasher
- Stacked Whirlpool washer & dryer

### Mechanical

- Electric baseboard heaters
- Uber Haus wall mounted A/C
- 125-amp service panel
- Westcan thermostats

**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 227-877 KLO ROAD

**MOTIVATED SELLER** – Welcome to effortless living in the heart of Kelowna's sought-after Lower Mission. This beautifully updated 2-bedroom, 2-bath + den home offers a rare blend of comfort, style, and convenience—perfectly positioned just steps from shops, restaurants, medical services, Okanagan College, and several schools.

Set on a quiet residential street, the residence boasts elegant crown moulding, updated light fixtures (2023), and a thoughtful layout ideal for both everyday living and entertaining. The bright white kitchen features quartz countertops, a dramatic tile backsplash, all new appliances (2020), and a convenient pass-through breakfast bar. A cozy dining area flows into the spacious living room, highlighted by bay windows and natural light.

Retreat to the enclosed sunroom or unwind in the expansive primary suite with walk-through closets and a 3-piece ensuite with a glass walk-in shower.

Additional upgrades include newer laminate floors (2021), bedroom windows (2023), blinds (2017), and toilets (2021). The in-unit laundry, abundant storage, and 125-amp panel add everyday ease.

Tucked beside a tranquil artisan creek and shaded by mature trees, this home is a rare opportunity to enjoy peaceful, low-maintenance living with every amenity just minutes away.

**Listing Agent Jodi Huber** | Contact [jodi@janehoffman.com](mailto:jodi@janehoffman.com) or 250-866-0088









## DETAILED FEATURES

### Exceptional Features

- Nestled in the highly sought-after Lower Mission, just steps away from shops, restaurants, Okanagan College, schools, and recreation
- Adult and pet-friendly strata building with controlled entry and secure parkade for hassle-free, low-maintenance living
- Bright, open-concept layout features elegant crown moulding and updated light fixtures (2023)
- Newer kitchen appliances (2020) are beautifully complemented by the updated crisp white quartz countertops and a striking tile backsplash (2023)
- Bedroom windows replaced for better heating and cooling efficiency (2023)
- All new blinds (2017), new laminate flooring installed (2021)
- Expansive primary suite boasts walk-through closets and an ensuite with glass door walk-in shower
- In-suite laundry and abundant storage enhance daily comfort and organization
- Enclosed sunroom offers a flexible retreat—ideal for a home office, hobby space, or relaxation corner
- Amenities include a guest suite, beautifully upkeep grounds and a hobby room
- There is a secured parking stall and an oversized storage unit just down the hall from the suite
- Quiet residential street setting, beside a charming artisan creek and mature trees
- Unbeatable location, just steps from the centre of Pandosy Village and new Pandosy waterfront park
- Motivated seller and turnkey condition, offering buyers a stress-free path into move-in readiness

### Living

- Expansive bay windows flood the living space with natural light, creating a bright and welcoming atmosphere
- Direct walk-out access to the light filled enclosed sunroom, perfect for year-round enjoyment
- Seamless open-concept design effortlessly connects the living area to the kitchen and dining room, ideal for both entertaining and everyday living

### Kitchen/Dining

- Tastefully renovated kitchen featuring contemporary white cabinetry, sleek quartz countertops, and stylish newer laminate flooring for a fresh, modern look
- Coordinated LG and Whirlpool appliance package blends seamlessly with the kitchen's clean aesthetic
- Thoughtful pass-through opening to the dining area enhances connectivity and allows for open sight lines throughout the main living space
- Generously sized formal dining room complemented by an elegant light fixture, offering the perfect setting for both casual meals and special occasions

### Two Bedrooms

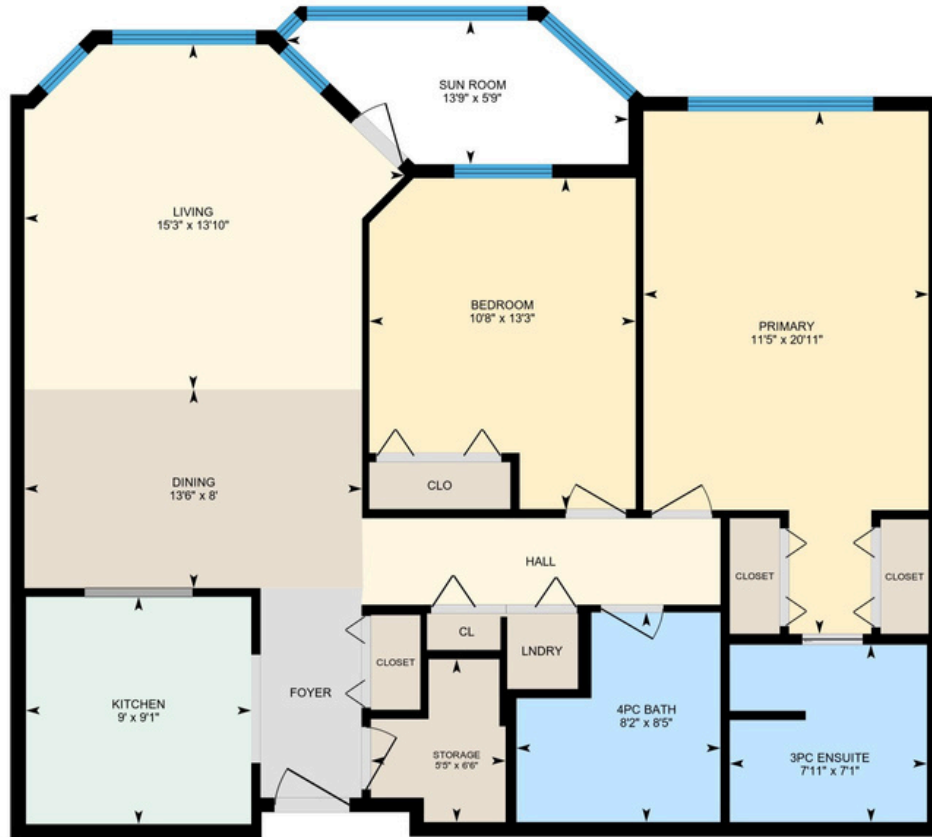
- Primary bedroom features plush carpet, an expansive window, a double-sided walk-through closet and a spacious 3-piece ensuite
- The second bedroom features carpet, a double door closet and an illuminating window

### Two Bathrooms

- 3-piece ensuite in the primary bedroom features tile floors, a vanity with a drop-in sink, a walk-in shower with a built-in bench and a glass door and a wall mounted mirror with overhead lighting
- 4-piece bath features tile floors, a vanity with a drop-in sink, a tub/shower combination and a wall mounted mirror with overhead lighting



Main Floor Interior Area 1020.59 sq ft  
Excluded Area 59.87 sq ft



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