



JANE HOFFMAN
REALTY

PENTHOUSE WITH PANORAMIC LAKE - CITY - MOUNTAIN VIEWS



MARKETED BY DEAN SIMONELLI

3503-3000 Ariva Drive
Kelowna, BC

DETAILS

Address	3503-3000 Ariva Drive Kelowna, BC	Bedrooms	3
		Bathrooms	4, 3 full, 1 half
		Finished Area	2242 sq. ft.

SPECIFICATIONS & FEATURES

Main Level	2242 sq. ft.	Year Built	2023
View	Lake, City, Mountain Views	Exterior	Stucco, Stone
Water	Municipal	Roof	Torch On
Sewer	Connected	Heating	Mixed
Strata Fee	\$836.98	Cooling	Central Air
Amenities	Pickle ball crts, pool & spa, fitness gym, yoga studio, steam baths, multipurpose room, bistro, wine bar, residents lounge & lakeview terrace	Fireplace	1 Gas Fireplace
		Ownership	Leasehold
		Garage/Driveway	2 Underground parking stalls
		Foundation	Concrete

ROOM SIZES

Main Level

Foyer: 5'6 x 7'6
Kitchen: 29 x 11'6
Living Room: 14 x 17'6
Dining Room: 12 x 17'6
Bathroom: 2-Piece
Primary Bedroom: 12 x 15
Primary Walk-in Closet: 12 x 5
Ensuite Bath: Full
Bedroom: 12 x 11'6
Walk-in Closet: 9 x 7'6
Ensuite Bath: Full
Bedroom: 12'6 x 10'6
Ensuite Bath: Full
Walk-in Closet: 6 x 11
Laundry: 9 x 8
Storage: 8' 5 x 8
Deck: 28 x 16

Inclusions

- KitchenAid fridge/freezer
- KitchenAid oven and 5-piece gas burner stove top
- Faber hood vent
- KitchenAid washer/dryer
- KitchenAid built-in Microwave
- Silhouette professional wine fridge
- Built-in gas BBQ
- Lutron Smart Home System

Mechanical

- Ecobee thermostat
- Natural Gas hook-up
- Samsung dual inverters cooling & heating

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 3503-3000 ARIVA DRIVE

Welcome to ARIVA, featuring the premium floorplan in one of Kelowna's newest and brightest condo developments perfectly situated to capture the morning sun and spectacular lake views. This brand new, 3 bed, 3.5 bath home features warm brushed oak hardwood floors, vaulted 14 ft. ceilings in the great room, and calming modern finishes throughout. Enjoy an eye-catching, Cosentino Dekton Stonika Berge waterfall island countertop and backsplash with Cambria White Cliff polished countertops in the remainder of the kitchen, wine bar, bathrooms, and ensuite.

This unit also features professional kitchen appliances and motorized blinds. Watch the sunset over Lake Okanagan and downtown Kelowna from the comfort of the 575 sq. ft. deck area before heading inside to the cozy up to a beautiful gas fireplace.

ARIVA has plenty of fantastic amenities including pickle ball courts, a 60' pool and spa, pool cabana, sports pavilion, fitness gym, yoga studio, steam baths, multipurpose room, activities coordinator office, bistro, wine bar, residents lounge and lakeview terrace.

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













ARIVA PREMIUM ESTATE LIVING

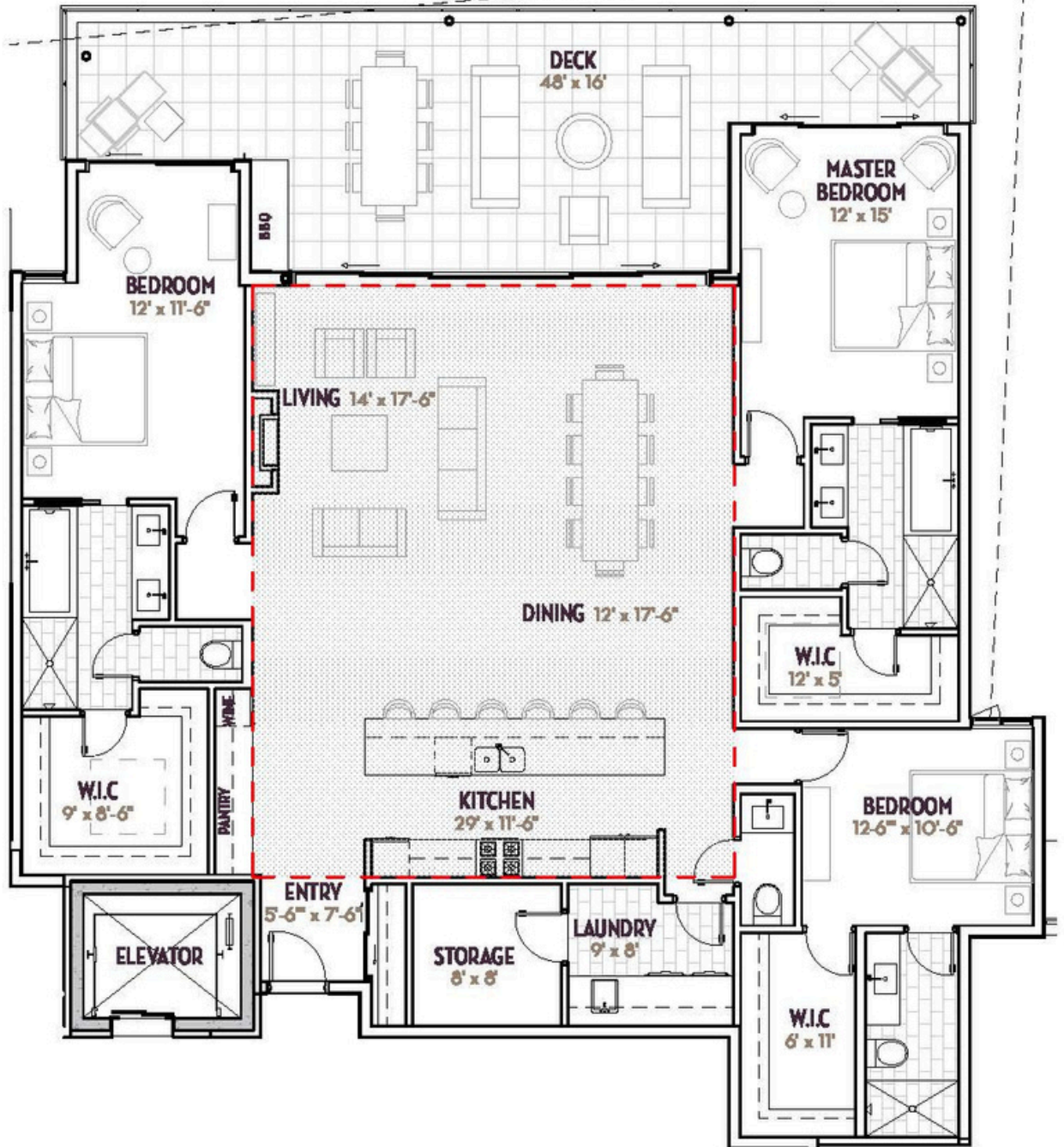
PENTHOUSE 2A

3 bedroom | 3.5 bath

2766 sq. ft. | 2191 sq. ft. plus 575 sq. ft. deck area



PHASE 2



DETAILED FEATURES

Exceptional Features

- One of Kelowna's newest and brightest condo developments
- 14 ft. ceilings open this top floor living space
- Beautiful oak hardwood flooring flows throughout the main living areas
- Each bedroom complete with an ensuite bathroom
- Cambria White Cliff polished countertops in the kitchen, wine bar and ensuites
- Enjoy the stunning views of Okanagan Lake and downtown Kelowna from the comfort of the 575 sq. ft. deck
- Ariva has plenty of great amenities including pickle ball courts, pool, hot tub, meeting rooms and shared kitchen area for large gatherings

Kitchen/Dining Area

- Open concept with 14 ft. ceilings, warm toned brushed oak hardwood flooring
- Beautiful gourmet kitchen with Cosentino Dekton Stonika Berge waterfall island and backsplash with Cambria White Cliff polished countertops in the remainder of the kitchen that reflect the recessed lighting and hanging light fixture
- Fully equipped kitchen with KitchenAid stainless steel appliances plus a wine bar
- Abundance of wood finish Blume cabinetry with soft closing hardware

Living Room

- Expansive views of Okanagan Lake and downtown Kelowna
- Natural light flows throughout the open concept design
- Large glass patio doors provide a seamless transition to the comfortable outdoor lounging area on the 575 sq. ft. deck, perfect for extending entertaining outdoors to enjoy the amazing lake and city views
- Feature wall showcases the linear gas fireplace with a floor to ceiling surround
- Transom window, ceiling fan, recessed lighting

Bedrooms

- Primary bedroom & 2nd primary bedroom both with glass door access to the deck and stunning lake and mountain views, 5-piece ensuite and spacious walk-in closet with shelving and hanging space
- Additional bedroom with 3-piece ensuite and spacious walk-in closet

Baths

- Two, 5-piece ensuites both with White Cliff polished countertops, floating vanities with ample storage, 2 undermounts sinks, fully tiled seamless glass shower with waterfall and hand wand shower heads, free standing soaker tubs
- 3-piece ensuite features tiled flooring and seamless glass shower, Cambria White Cliff polished countertops, floating vanity with ample storage and 2 undermounts sinks
- Additional 2-piece bath on main level is steps from the main living area

Laundry/Storage

- Large laundry room with washer/ dryer and folding counter
- Access to generously sized storage space



LISTED BY DEAN SIMONELLI

C: 250-863-6300

T: 250-866-0088

E: dean@janehoffman.com





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LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM