



JANE HOFFMAN

REALTY

GORGEOUS TOWNHOME IN PRIME KELOWNA SOUTH



MARKETED BY SHERRY TRUMAN

111- 457 West Avenue
Kelowna, BC

DETAILS

Address	111- 457 West Avenue Kelowna, BC	Bedrooms	1 Plus Den
		Bathrooms	2 Full
		Finished Area	1401 sq. ft.

SPECIFICATIONS & FEATURES

Main Level	567 sq. ft.	Year Built	2008
Upper Level	834 sq. ft.	Exterior	Brick, Stucco
View	Mountain	Roof	Asphalt/Fibreglass Shingles
Water	Municipal	Heating	Geothermal Forced Air
Sewer	Connected	Cooling	Geothermal Central Air
Strata Fee	\$562.21	Garage/Driveway	1 Parkade Stall #31
		Storage Locker	#111
		Ownership	Freehold

ROOM SIZES

Main Level

Dining Room: 11' 6 x 10' 9

Kitchen: 11' 5 x 10' 9

Living Room: 12' 6 x 19' 11

Upper Level

Foyer: 12' 5 x 8' 6

Loft: 12' 1 x 11' 5

Primary Bedroom: 11' 5 x 19' 7

5-Piece Ensuite: 8' x 8' 3

3-Piece Bathroom: 11' 6 x 5' 1

Laundry: 11' 6 x 8' 5

Inclusions

- Bosch dishwasher
- Whirlpool oven
- Maytag fridge/freezer
- Whirlpool microwave
- LG washer/dryer

Mechanical

- Honeywell thermostat
- John Wood hot water tank
- Geotility geothermal system

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 111-457 WEST AVENUE

Beautiful Brownstone loft townhome in an absolutely prime location in the trendy South Pandosy neighbourhood. This fabulous location puts you walking distance to beaches, parks with tennis courts, boutiques, bars, coffee shops, and restaurants.

The entry to the home boasts a private gate opening onto an expansive patio creating the perfect outdoor oasis. Meticulously designed the split-level layout offers 1 bedroom + den, 2 bathrooms, and an open living area with modern finishes, creating an inviting space for both relaxation and entertainment. New paint throughout.

It features over 1400 sq ft of living with soaring ceilings and large windows providing ample natural light exuding an airy ambiance.

The gourmet kitchen offers Corian countertops and stainless-steel appliances, while the lofted primary suite upstairs is glassed in with a luxurious ensuite and ample closet space. This residence offers the perfect blend of convenience and lifestyle. The sprawling patio provides endless opportunities for outdoor enjoyment, including space for a potential barbecue setup. This is your opportunity to create your own urban oasis in the heart of South Pandosy.

Listing Agent Sherry Truman | Contact sherry@janehoffman.com or 250-215-9006





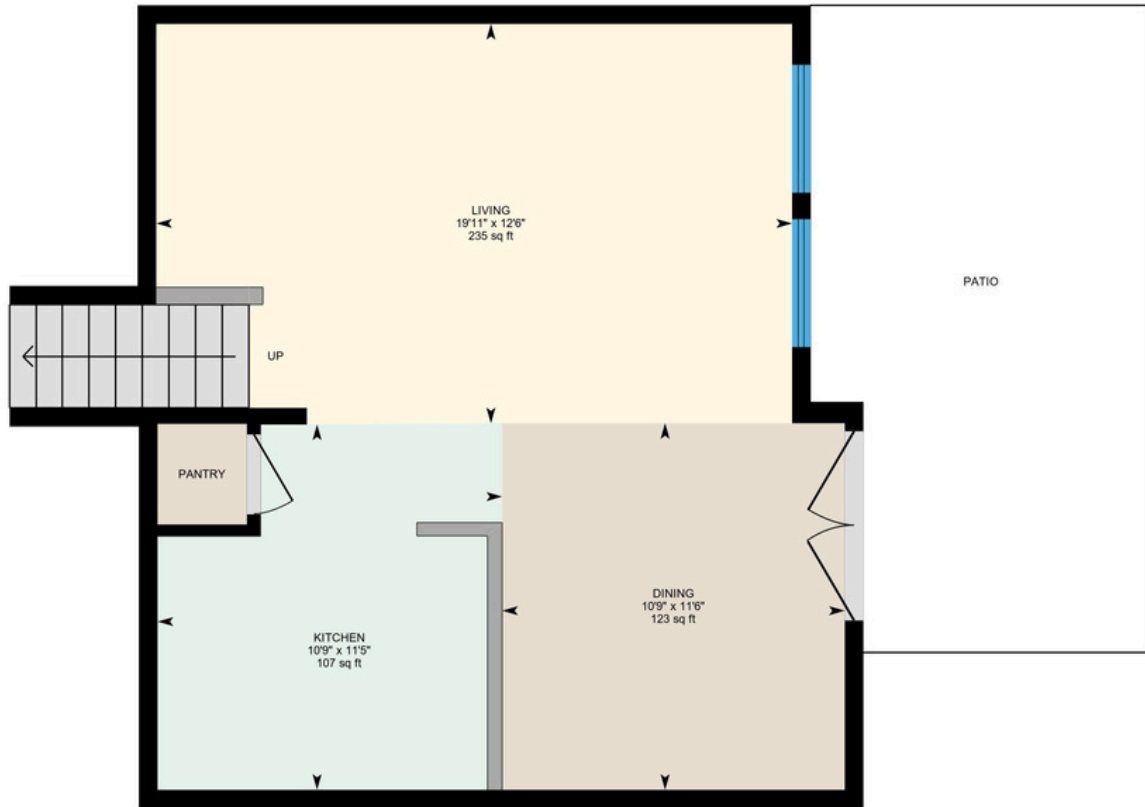




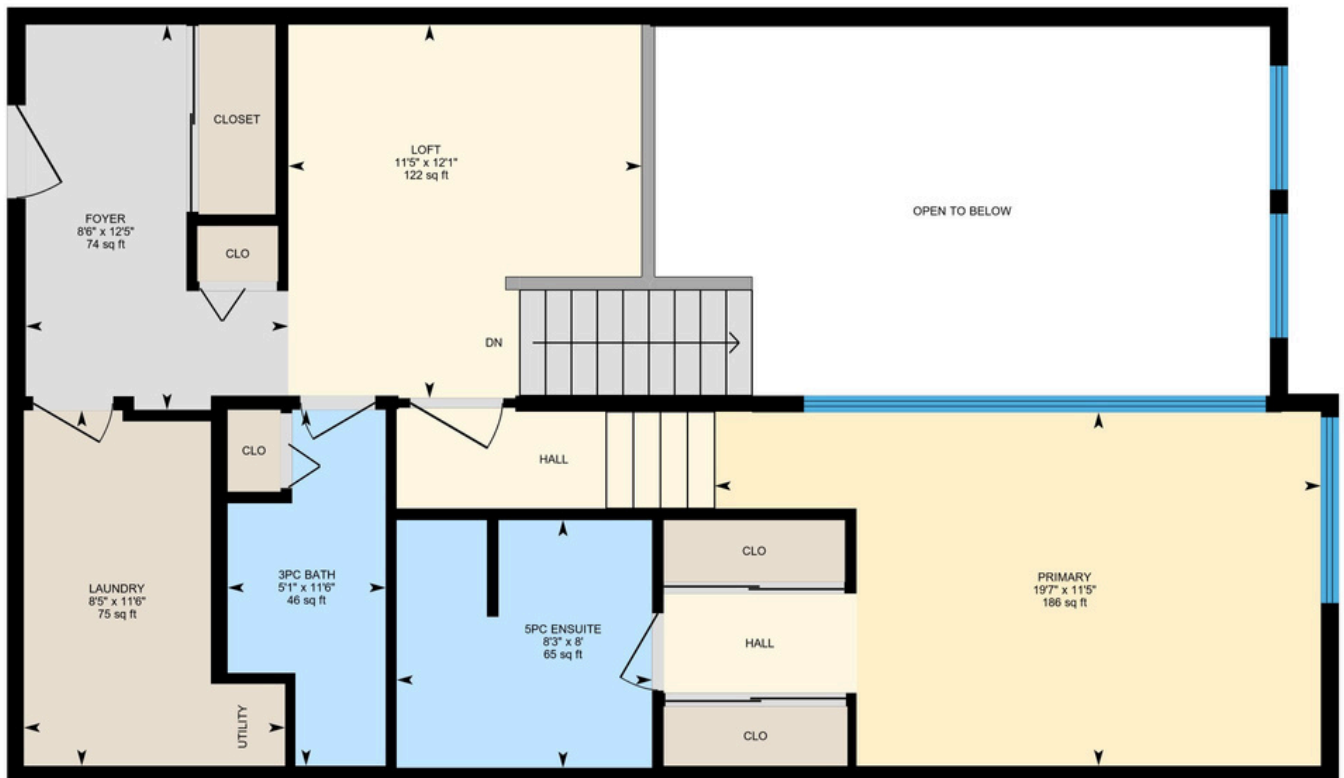


111-457 West Ave, Kelowna, BC

Main Level Exterior Area 566.51 sq ft
Interior Area 509.03 sq ft



Upper Level Exterior Area 834.34 sq ft
Interior Area 756.14 sq ft
Excluded Area 224.78 sq ft



0 4 8 ft

PREPARED: 2024/05/22



DETAILED FEATURES

Exceptional Features

- Beautiful Brownstone loft townhome located in the trendy south Pandosy village
- Over 1400 sq. ft. of living offering a split-level layout with 1 bedroom plus den
- This unit features soaring ceilings that create a spacious, airy ambience (approx. 17 ft. in height)
- Open concept design for great flow while entertaining
- Kitchen with stainless steel appliances and a walk-in pantry
- Parking stall #31 complete with EV charger, storage locker #111
- Two access points into the home, one from inside the apartment building, and one from the street for added convenience
- New paint throughout the unit
- A private gate surrounds the spacious patio, creating an inviting outdoor seating area
- The sprawling patio includes space for a potential barbecue setup
- The perfect blend of convenience and lifestyle
- Within steps from the beaches, parks with tennis courts, restaurants, bars, coffee shops and boutiques, just a short drive to downtown amenities

Kitchen/Dining

- Wood cabinetry with stainless steel hardware, beautiful Corian countertops, tile flooring
- Professional stainless-steel appliances
- Elevated bar seating for three
- Functionality of this kitchen is enhanced by a spacious walk-in pantry
- This kitchen overlooks the dining area which has room for a four-person dining table
- Direct access to the patio with additional seating from this space

Living Room

- 2-storey ceilings approx. 17 ft. in height with floor to ceiling windows
- Spacious feature wall with wall sconce lights on the media wall
- A bright space that invites relaxation

Laundry

- Front load washer/dryer, upper cabinetry, space for extra storage

Primary Bedroom

- Primary bedroom features plush carpet flooring, large window, a glass wall that overlooks the main living area, a walk-through closet with mirror sliding doors on each side, and a 5-piece ensuite bathroom

Loft

- This area overlooks the main living area, plush carpeting throughout
- This space could be used as a home office or second bedroom

Bathrooms

- 5-piece primary bedroom ensuite with tile flooring, a vanity with two sinks, large wall mounted mirror with overhead lighting, a soaker tub with tile surround, and a glass door shower
- 3-piece bath main bathroom features tile flooring, a vanity with one, wall mounted mirror with overhead lighting, and a shower with a glass door and a wand shower head



LISTED BY SHERRY TRUMAN

Personal Real Estate Corporation

C: 250-215-9006

T: 250-866-0088

E: sherry@janehoffman.com

Unison

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janehoffman.com | 250-866-0088



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