



JANE HOFFMAN
REALTY

BEAUTIFULLY UPDATED HOME IN DESIRABLE LOWER MISSION



PROUDLY MARKETING BY JANE HOFFMAN

4455 Sherwood Court
Kelowna, BC

DETAILS

Address	4455 Sherwood Court	Bedrooms	4
	Kelowna, BC	Bathrooms	4, 3 full, 1 half
		Finished Area	4503 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.2 Acre, 47 ft. x 140 ft.	Year Built	2009, Updated
Water	Municipal	Exterior	Hardie Board, Stone
Sewer	Connected	Heating	Natural Gas Forced Air
Main Level	2305 sq. ft.	Cooling	Central Air
Lower Level	2198 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached Triple, Epoxy finish floor
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Lower Level	Inclusions
Living Room: 22'8 x 27'8	Bedroom: 15'6 x 12'2	<ul style="list-style-type: none">• Professional Series Frigidaire Appliances• Frigidaire 5 burner electric stove• Frigidaire S/S refrigerator• Frigidaire Dishwasher• Samsung front load washer & dryer
Dining Room: 26' x 12'	Bedroom: 14'6 x 19'2	
Kitchen: 12'6 x 13'10	Bedroom: 16'4 x 14'11	
Primary Bedroom: 20'10 x 15'7	Family Room: 36'11 x 22'4	
Ensuite Bathroom: 17'10 x 9'4	Full Bathroom: 14'9 x 7'6	
Walk-in Closet: 8'5 x 8'3	2-Piece Bathroom: 5'2 x 6'2	Mechanical <ul style="list-style-type: none">• Armstrong Furnace air enhanced• 200 Amp Electrical Panel
Foyer: 12'7 x 7'8	Full Bathroom: 6'2 x 10'4	
Laundry: 11'2 x 9'2	Walk In Closet: 8'7 x 8'5	
Garage: 21'9 x 22'1	Walk In Closet: 8'2 x 5'3	
	Walk In Closet: 10'11 x 7'1	

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 4455 SHERWOOD COURT

Incredible value! Quick possession available. Rare walkout bungalow in the heart of Lower Mission. Kelowna's most sought-after neighbourhood! This expansive home opens up to over 4,500 sq ft of new luxury finished space! High-end designer finishings throughout.

Ideal layout for convenient main floor living. This home must be viewed in person to appreciate all the details!! Easy to view with 15 minute notice! The main level features a stunning new kitchen, expansive primary suite with walk-in closet and spa-like ensuite. Spectacular great room has oversized windows and 12-foot ceilings! The lower walkout level has a custom fitness/gym area, Three large bedrooms all with walk-in closets, perfect for children, guests, or in-law suite.

Outside the 100 ft wide backyard oasis features a brand-new saltwater pool with full-length concrete stairs, power cover and custom LED lighting! The low maintenance yard is ideal to lock up and go away or for busy professionals seeking less maintenance. Just steps to the lake, for great beaches, top-rated schools and local shops.

* PLUS Enjoy private gated access from the backyard to the brand new 9-acre DeHart Park! Go on a scenic morning walk directly from your backyard and enjoy great amenities year round!

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088







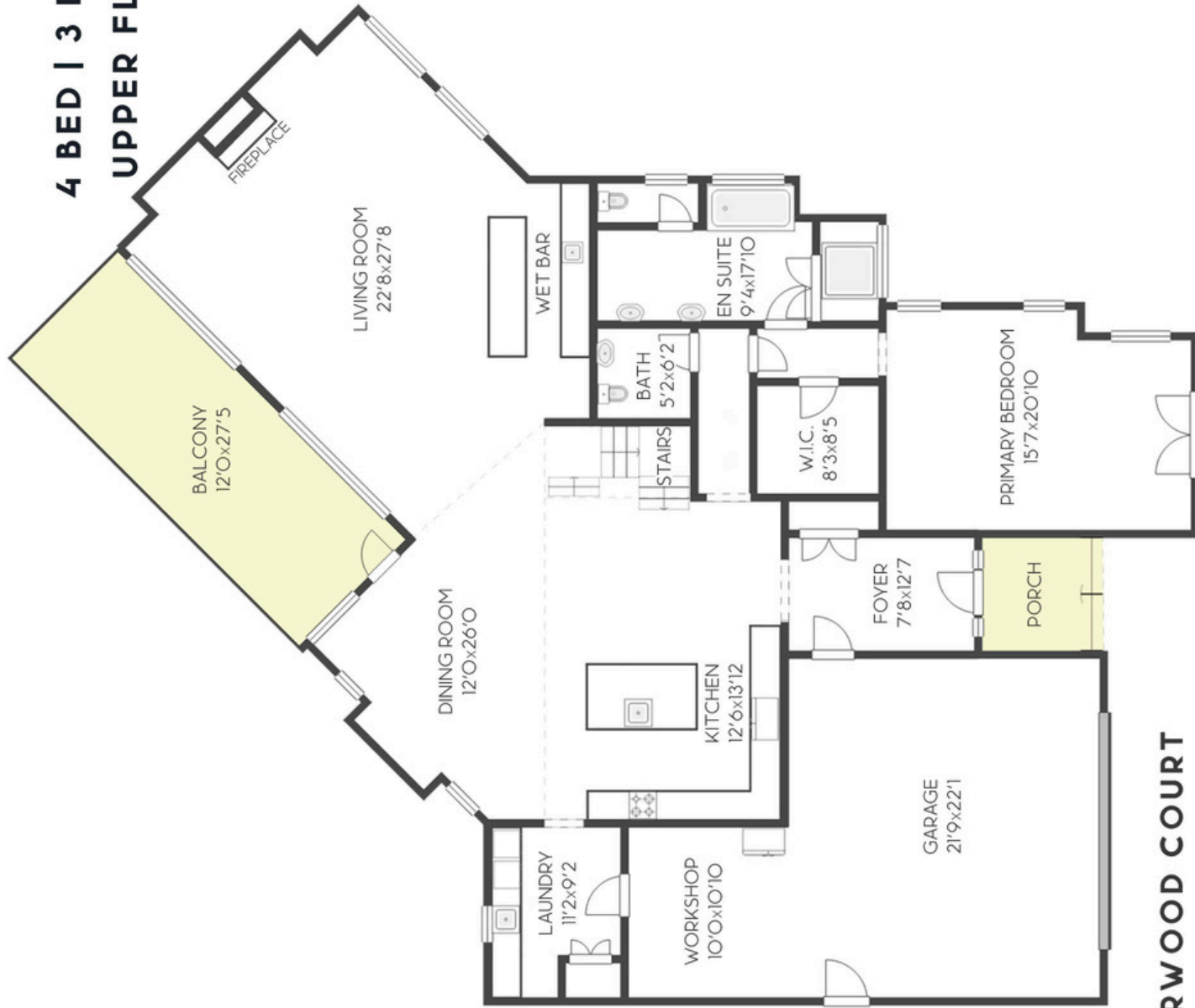




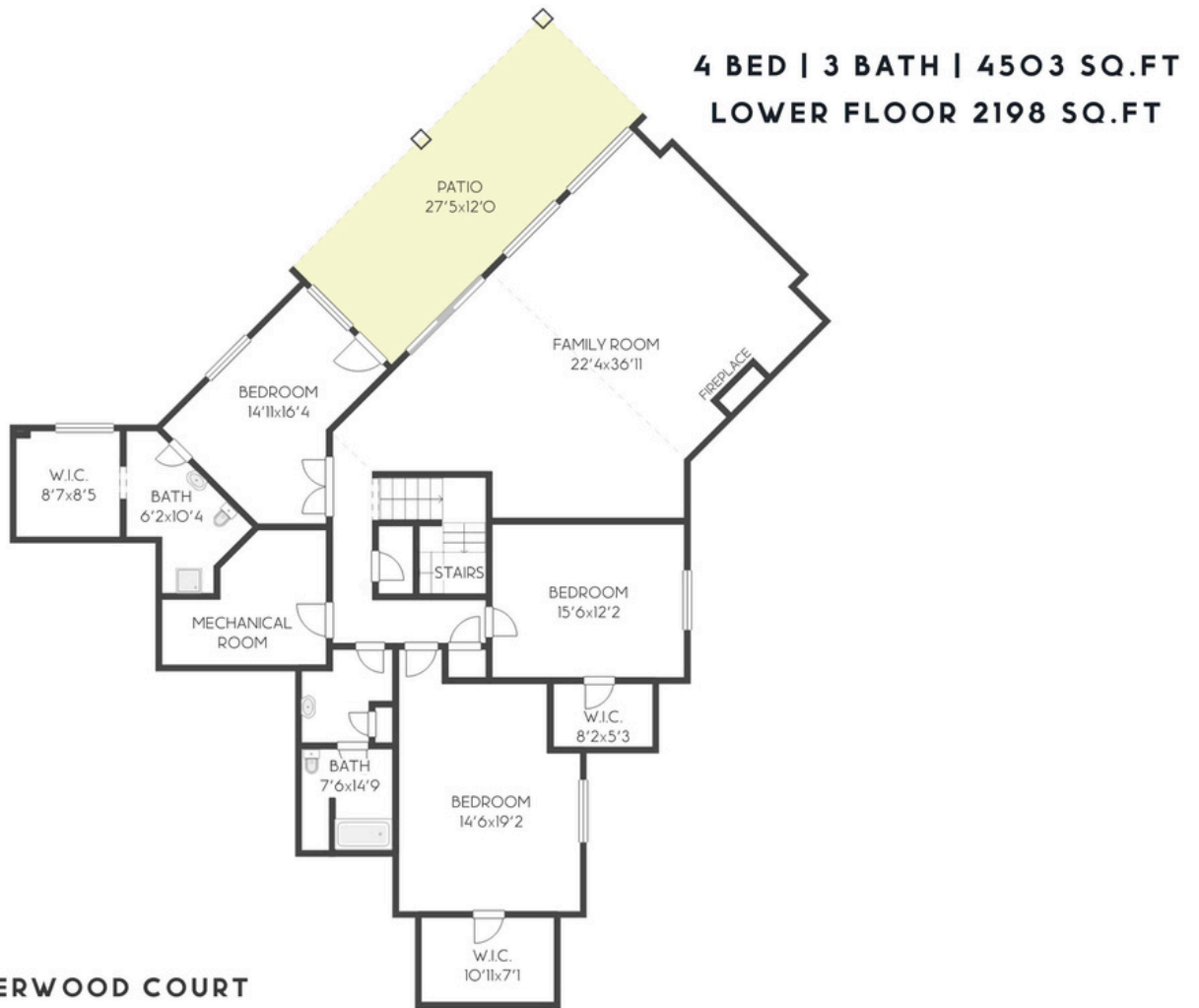




4 BED | 3 BATH | 4503 SQ.FT
UPPER FLOOR 2305 SQ.FT



4455 SHERWOOD COURT



Tan regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.



EXCEPTIONAL FEATURES

- Stunning 4500 sq. ft. walkout bungalow is ready for you and your family
- This property offers 4 generous sized bedrooms and 3 bathrooms
- Fully fenced, private backyard with new in-ground swimming pool
- The landscaped grounds provide for low maintenance upkeep
- Open design main floor which offers multiple windows creating a bright and welcoming space
- Larger lot with access to the new Dehart Park under construction
- Expansive 3 car garage with storage area
- All bedrooms have large walk-in closets
- Luxury finishings throughout with high end new cabinetry, wide plank light pale oak floors, designer quartz countertops and much more
- Located in the highly desirable Lower Mission just steps to the lake to enjoy a day on the beach and to restaurants, shopping and fine dining

Entry/Foyer

- Upon entry high ceilings with multiple windows around front door
- Adjacent coat closet and access to the triple car garage

Kitchen/Dining Room

- Open design kitchen with the rest of the main floor
- Solid surface countertops, pendant lighting above large centre island, subway tile backsplash, under cabinet lighting and quality cabinetry
- Full stainless steel appliance package accent this gourmet kitchen
- Recessed lighting throughout
- Lots of space for hosting family gatherings and large dinners
- Unique lighting fixture above dining table
- Easy access to the partially covered backyard deck

Living Room

- Open design with adjoining wet bar with small island, stainless steel bar sink, wine chiller, countertop space and two desk spaces on either side
- Multiple windows that offer backyard views and lots of natural light
- Natural gas fireplace with floor to ceiling stone fireplace with mounted media above
- Storage and modern floating shelving on each side of fireplace
- Recessed lighting throughout with ceiling fan

Primary Bedroom

- Resort like primary bedroom with stunning feature wall and your own private patio
- Multiple windows offer natural light
- Modern ceiling fan
- His & Hers walk-in closet with storage, built-in organizers, pullout drawers and hanging racks

5-Piece Ensuite Bath

- His and hers vanity with solid surface counters, two undermount sinks, mounted mirror with bar lighting above and quality cabinetry
- Heated tile flooring
- Seamless glass and tile walk-in shower with hand wand shower head & shaded privacy window
- Freestanding soaker tub with tile surround, shaded privacy window and recessed lighting

2-Piece Bathroom

- Conveniently located off the main living spaces offering solid surface counters, undermount sink, mounted mirror with pendant lighting

Laundry Room

- Samsung front load washer and dryer with countertop space, utility sink and upper cabinetry
- Unique tile flooring
- Pocket door access off the main living space, conveniently located off the triple car garage

Lower Level

Family Room

- Entertainers room with spacious open design that offers easy access to the backyard covered patio with golf putting green
- Recessed alcove perfect for media
- Floor to ceiling stone gas fireplace
- Wall-to-wall mirror in the area used for a gym
- Recessed lighting throughout

Bedroom #2

- French door access to the large bedroom with ensuite
- Access to the covered patio and fenced backyard
- Multiple windows add for natural light, adjacent to the family room
- Walk-in Closet – Hanging racks, shelving units, storage and window facing backyard

3-Piece Ensuite

- Vanity with solid surface countertops, undermount sink, tile backsplash, pull out drawers and bar lighting above
- Seamless glass and tile walk-in shower with hand wand shower head, corner shelf and recessed lighting

4-Piece Bathroom

- Wall to wall vanity with solid surface countertop, undermount sink, mounted mirror and bar lighting above
- Acrylic tub/shower combo with tile surround
- Heated tile flooring

Bedroom #3, #4

- Bright and spacious bedrooms located adjacent to the 4-piece bathroom
- Walk in closets feature built-in hanging rails, shoe shelving, and extra storage

DeHart Park



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