



JANE HOFFMAN
REALTY



FINTRY

419 Shorts Road, Fintry

Presented By

Tyler Bouck
Personal Real Estate Corporation

DETAILS

MLS#	10343430	Bedrooms	4
Address	419 Shorts Road, Fintry, BC	Bathrooms	3
		Finished Area	2,755 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.23 acres	Year Built	2022
Frontage	70 ft.	Cooling	Carrier A/C Unit
Depth	143 ft.	Heating	Radiant Infloor Heating
Water	Private Utility	Ownership	Freehold
Sewer	Septic	Fireplace	1 Gas
Taxes	\$9,929.80	Garage/Driveway	Attached Double/ Attached
Views	Lake, Mountain, Valley		Single
		Foundation	Concrete
		Basement	Full

ROOM SIZES

MAIN FLOOR

2pc Bath: 7'1" x 5' | 36 sq ft
5pc Ensuite: 12'9" x 10'8" | 105 sq ft
Dining: 9'11" x 13' | 129 sq ft
Foyer: 7'5" x 13'6" | 85 sq ft
Garage: 21'11" x 21'1" | 463 sq ft
Garage: 15'1" x 18'11" | 224 sq ft
Kitchen: 9'7" x 15'4" | 148 sq ft
Laundry: 9'5" x 10'5" | 91 sq ft
Living: 16'7" x 19'2" | 293 sq ft
Primary: 16' x 13'2" | 195 sq ft
Wic: 7'7" x 7'1" | 54 sq ft

BASEMENT

3pc Bath: 8'11" x 5'1" | 46 sq ft
Bedroom: 12'2" x 11'4" | 135 sq ft
Bedroom: 11'8" x 10'9" | 117 sq ft
Office: 19'1" x 15' | 269 sq ft
Rec Room: 16' x 17'6" | 279 sq ft
Storage: 16'9" x 25'9" | 259 sq ft
Utility: 8'1" x 9' | 73 sq ft

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.



LAKEFRONT RETREAT

Experience the best of Okanagan lakefront living in this custom-built 4-bedroom, 3-bathroom, 2,755 sq. ft. walkout rancher on a flat lot with prime shoreline & breathtaking panoramic views.

Inside, 14' ceilings and expansive windows flood the open concept living space with natural light, while the elegant kitchen seamlessly connects to the dining and living areas, all with stunning lake views. The main-level primary bedroom is a true retreat, featuring a spa-like ensuite with heated floors, a freestanding tub, oversized shower, heated towel bar, walk-in California Closet, and direct access to the laundry room.

The lower level offers polished concrete floors, a spacious family room, 3 additional bedrooms, a full bathroom, and a versatile space beneath the suspended slab ready to be transformed into a theatre room or gym. A triple-car garage/workshop provides ample storage and workspace for hobbyists or outdoor gear.

Outdoors, enjoy a 140-foot dock with a 6,000 lb solar-powered Paradise boat lift, expansive beach, firepit, covered deck with hot tub, and a heated outdoor shower. The lakeside boathouse, currently used for storage, includes 40-amp service and is ready to be reimagined as a shaded entertaining space or lakeside bar.

Modern comforts include fibre optic internet, propane service, and full smart home features for security and convenience. Located outside the speculation tax zone, this home offers the perfect blend of year-round living or a luxury summer getaway.













DETAILED FEATURES

Interior Features

- Bosch gas cooktop, built-in Bosch oven, KitchenAid fridge, Maytag dishwasher, Sharp under-counter microwave
- Waterfall quartz island with veining and built-in bar fridge
- Double herringbone tile backsplash and floating shelves with under-mount lighting
- Engineered hardwood on main, polished concrete floors on lower level
- Floor-to-ceiling windows for expansive views and natural light
- Mouth-blown glass feature light over stairwell
- California Closets in entry and primary suite
- 5-zone radiant heat with hydronic loop, hot water on demand, Carrier A/C
- Heated towel racks in both the primary ensuite and lower-level bathroom
- Large office/bedroom with plumbing stack for future ensuite
- Home built by Sunterra Homes; occupancy granted in 2022 with home warranty in place

Primary Suite Highlights

- Ensuite with heated floors, freestanding tub, and top-down/bottom-up privacy blinds
- Walk-in California Closet with custom built-ins
- Large in-suite laundry room with heated floors, counter space, and ample cabinetry

Garage & Utility

- Double garage with high ceilings and Level 2 EV charger
- Separate single-car garage used as workshop
- 200-amp service, pre-wired for generator
- Telus security system: front/rear cameras, door/window sensors, moisture detector
- High-speed fibre optic internet from Telus – ideal for remote work

DETAILED FEATURES CONT.

Outdoor Living

- Sierra stone upper deck with cable railing and gas hookup for BBQ or fire table
- Covered lower patio with new Bullfrog 6-person hot tub
- Outdoor shower for post-lake or spa rinse
- RV parking with water, sewer, and electricity – perfect for guest stays
- Deep-water dock (2023 Burton Marine) with solar-powered 6,000 lb Paradise boat lift (2024 Paradise Dock & Lift)
- Reinforced boathouse ready for rooftop deck (20' x 30') with matching railing system as house
- Boathouse includes new electrical wiring, lighting, and overhead door; great for storage or future retreat conversion

Infrastructure & Legal

- All permits in place: development, occupancy, building, boathouse roof, dock, septic, and foreshore lease
- Propane service through Pogo Propane (rental tanks)
- Comprehensive Telus security system and fibre internet
- Built by Sunterra Homes with full new home warranty coverage (2022)

419 Shorts Rd, Kelowna, BC

Main Floor Exterior Area 1375.49 sq ft
Interior Area 1280.11 sq ft
Excluded Area 742.90 sq ft



419 Shorts Rd, Kelowna, BC

Basement (Below Grade) Exterior Area 1548.28 sq ft
Interior Area 1445.12 sq ft



PREPARED: 2024/09/14





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