



**101-3739 CASORSO ROAD, KELOWNA**

**Presented by**  
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Real Estate Professional



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REALTY



## 101-3739 CASORSO ROAD, KELOWNA

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Bright and inviting ground-level residence in Mission Meadows, built by Mission Group and ideally located in Kelowna's desirable Lower Mission. Thoughtfully designed, this home offers 1 bedroom plus bedroom sized den and 2 baths, creating a functional layout ideal for first-time buyers, professionals, or downsizers. High ceilings and wide-plank flooring enhance the open-concept living spaces, while large windows fill the home with natural light.

The spacious kitchen features a U-shaped layout with island seating, oak cabinetry with under-cabinet lighting, and a newer appliance package. The dining area accommodates a full table and flows into the bright living room, complete with an electric fireplace and access to the covered patio—perfect for outdoor dining or morning coffee.

The primary suite offers generous natural light, a walk-through closet with built-ins, and a private ensuite. A separate den provides flexible space for a home office or reading nook.

Additional highlights include fresh paint, upgraded lighting, a new kitchen faucet, in-suite laundry, excellent in-unit storage, and two wall-mounted A/C units for comfort. This well-maintained building offers a resident clubhouse with fitness centre, games room, and kitchen, plus bike storage, guest parking, a dedicated parking stall, and storage locker. Potential additional parking for rent through strata.

Just steps to H2O Adventure + Fitness Centre, shopping, cafes, transit, walking trails, and everyday amenities.

## DETAILS

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<b>Address</b>	101-3739 Casorso Road, Kelowna, BC, V1W 5E8	<b>Bedrooms</b>	1
<b>City</b>	Kelowna	<b>Bathrooms</b>	2
		<b>Finished Area</b>	1,060 Sq. Ft.

## SPECIFICATIONS

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<b>Water</b>	Municipal	<b>Zoning</b>	RM5
<b>Sewer</b>	Connected	<b>Legal Description</b>	STRATA LOT 1, PLAN KAS3306, DISTRICT LOT 134, OSOYOOS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
		<b>Ownership</b>	Freehold, Strata

## BUILDING FEATURES

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<b>Finished Area</b>	1,060 Sq. Ft.	<b>Fireplace</b>	1 Fireplace (Electric)
<b>Year Built</b>	2007	<b>Parking</b>	1 Garage Space On Site, Parkade Strata Parking Type:LCP - Limited Common Property
<b>Storeys</b>	1	<b>Construction</b>	Stone, Wood Frame, Fiber Cement
<b>A/C</b>	Wall Units	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Baseboard	<b>Exterior Features</b>	Balcony
<b>Interior Features</b>	Den		
<b>Monthly Fees</b>	\$433.81		

## ROOM SIZES

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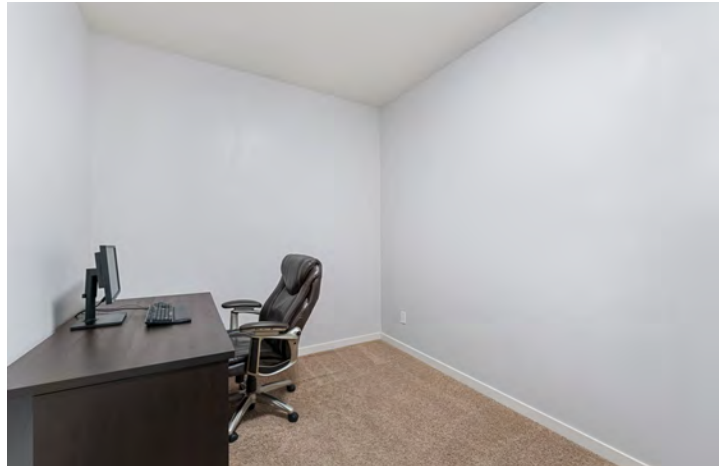
### Main Level

4-Piece Bathroom: 8'10" x 5'11"  
Dining Room: 11'7" x 15'2"  
Den: 9'2" x 12'6"  
Primary Bedroom: 12'8" x 11'0"  
Kitchen: 9'6" x 8'10"  
3-Piece Ensuite Bath: 9'1" x 6'0"  
Living Room: 14'2" x 20'4"  
Laundry: 9'1" x 5'0"















101-3739 Casorso Rd, Kelowna, BC

Main Floor Exterior Area 1159.18 sq ft  
Interior Area 1060.16 sq ft



PREPARED: 2026/03/04



While regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## EXCEPTIONAL FEATURES

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- Built by Mission Group, this well-maintained ground-level residence offers a spacious and functional layout with 1 bedroom, 2 bathrooms, and a versatile den, ideal for first-time buyers, downsizers, or investors seeking comfortable low-maintenance living in a convenient location
- The bright open-concept layout features high ceilings, wide-plank laminate flooring throughout the main living areas, and large windows that bring in natural light while creating a comfortable and welcoming atmosphere throughout the home
- Recent seller upgrades include fresh paint, updated lighting fixtures, new kitchen faucet, and a newer appliance package, contributing to the move-in ready appeal of the home
- The kitchen offers a practical U-shaped layout with generous cabinetry, under cabinet lighting, spacious island seating, and direct connection to the dining and living spaces, making it ideal for both everyday living and entertaining
- Additional highlights include a spacious covered patio with glass railings and durable Dura Deck surface, excellent in-unit storage space, one secured parking stall, dedicated storage locker, guest parking, bike storage, and a quiet concrete-built environment with excellent sound separation between units
- Residents of Mission Meadows enjoy access to an on-site clubhouse offering fitness facilities, games room, and kitchen space, while being conveniently located near H2O Adventure + Fitness Centre, shopping, coffee shops, transit, schools, and nearby walking trails

### Inclusions

- Whirlpool refrigerator
- Samsung electric range
- Samsung over-the-range microwave
- Whirlpool dishwasher
- LG front-load washer
- LG front-load dryer

### Mechanical

- Baseboard heating
- Two wall-mounted Carrier air conditioning units
- 100-amp electrical service
- MYSA WiFi thermostats

## **MAIN LIVING AREA**

### **Kitchen**

- Easy care laminate flooring
- Spacious U-shaped layout, open concept with the dining area
- Large island with new pendant lighting and seating for three
- Oak cabinetry with under cabinet lighting
- Generous counter space and storage throughout
- Well-appointed kitchen with a stainless-steel Whirlpool and Samsung appliance package

### **Dining**

- Spacious dining area, suitable for full-sized dining table
- Open-concept layout connecting kitchen and living areas
- Modern industrial-style chandelier
- Ideal space for everyday dining and entertaining guests

### **Living**

- Wide-plank laminate flooring, bright and spacious layout with large window for natural light
- Electric fireplace with tile surround and TV mounting above
- Direct patio access creating comfortable indoor-outdoor flow

### **Primary Bedroom**

- Complete with carpeted flooring, large window providing natural light, walk-through closet with sliding glass doors and built-ins, and a 3-piece ensuite

### **Two Bathrooms**

- 3-piece ensuite features tile flooring, vanity with drop-in sink, walk-in shower, and built-in shelving for linen storage
- 4-piece bathroom features tile flooring vanity with drop-in sink, and tub/shower combination

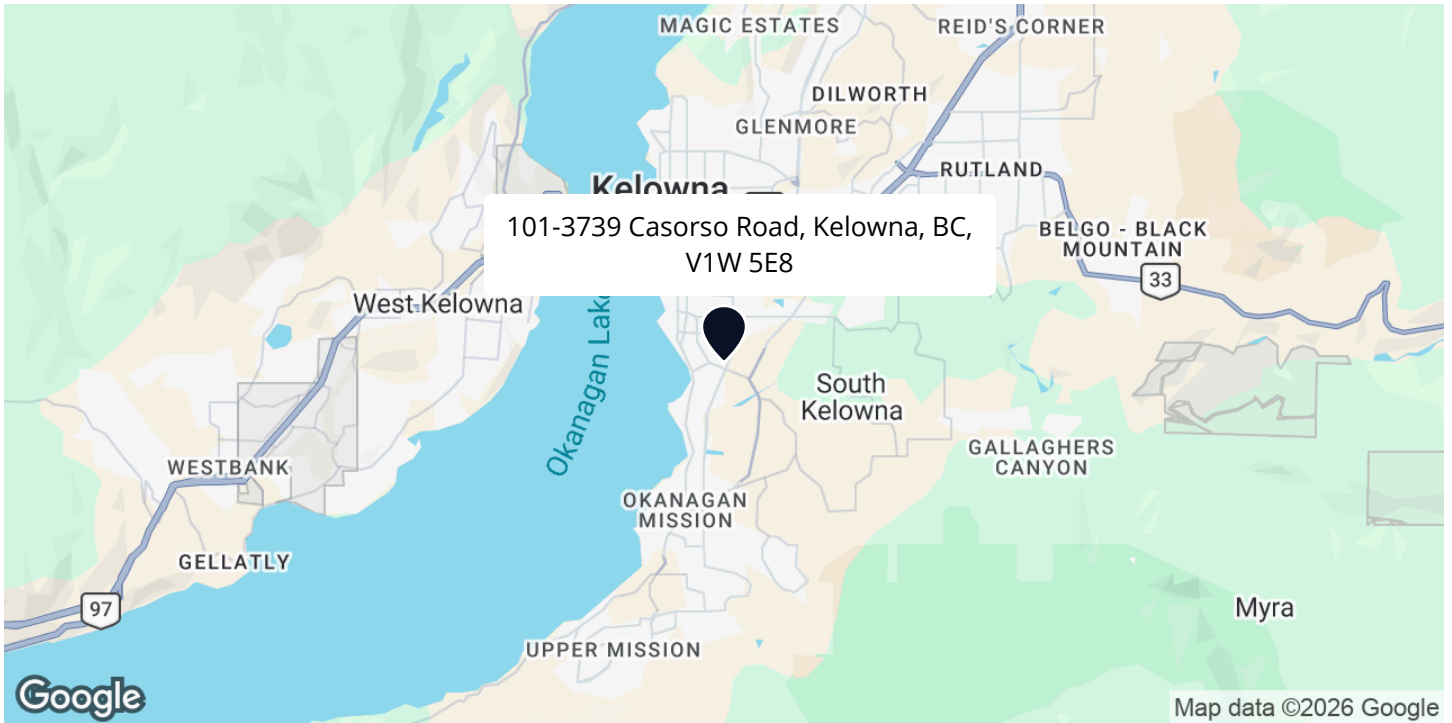
### **Den**

- Carpet flooring, flexible space ideal for office, guest room, or hobby area

### **Laundry**

- Tile flooring, stackable LG front-load washer and LG front-load dryer
- Additional room for storage and organization

## LOCATION



### SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 3 private schools nearby.



### PARKS & REC

6 playgrounds, 1 dog park and 98 other facilities are within a 20 min walk of this home.



### TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 1 min walk away.



*Great Location Steps to  
Amenities*

H2O Centre, Cafes, Transit, Walking  
Trails

A bright and inviting ground level home designed for  
effortless living, ideally situated in the heart of Lower  
Mission. Enjoy the on site clubhouse with fitness centre,  
games room and kitchen.

— Mike Mychalyshyn

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