



**JANE HOFFMAN**  
REALTY

**BRIGHT TOP FLOOR UNIT IN PRIME LOCATION - WALK TO BEACH**



**PROUDLY MARKETING BY KEELYN MCCULLOUGH**

***210-1152 Lanfranco Road***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	210-1152 Lanfranco Road Kelowna, BC	<b>Bedrooms</b>	2
		<b>Bathrooms</b>	1 Full
		<b>Finished Area</b>	1034 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>View</b>	Mountain	<b>Year Built</b>	1994
<b>Water</b>	Municipal	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Sewer</b>	Connected	<b>Exterior</b>	Stucco
<b>Main Level</b>	1034 sq. ft.	<b>Heating</b>	Baseboard
<b>Strata Fee</b>	\$548.46	<b>Cooling</b>	Wall Unit(s)
<b>Pets</b>	Max 2 pets - cats and one dog no more than 30 lb. & 15" at shoulder	<b>Fireplace</b>	1 Electric
		<b>Garage/Driveway</b>	1 Parkade Stall
		<b>Foundation</b>	Concrete

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### Room Sizes

Living Room: 14'10 x 11'10

Dining Room: 7'10 x 11'10

Kitchen: 9'5 x 10'11

Primary Bedroom: 11'8 x 20'1

Bedroom: 10'4 x 9'2

4-Piece Bathroom: 10'7 x 8'6

### Inclusions

- LG refrigerator
- LG range
- LG dishwasher
- LG microwave
- Whirlpool front load washer
- Whirlpool front load dryer

### Mechanical

- Baseboard heating
- Perfec Aire wall unit A/C x2
- Aube thermostats
- 125-amp service panel

**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 210-1152 LANFRANCO ROAD

This bright and spacious 2 bedroom, 1 bath condo has been significantly renovated throughout and offers a comfortable home in one of Kelowna's most desirable neighbourhoods.

Located on the quiet top floor of a boutique building with only 20 units, the residence features a dramatic primary bedroom with 18-ft vaulted ceilings and direct access to a private balcony. A second bedroom provides space for guests or a home office.

The open-concept living area is welcoming and functional, with an electric fireplace that serves as an excellent heating source, hardwood flooring, and crown mouldings adding character.

The kitchen has been updated with modern finishes, stainless steel appliances, and a large island with seating. French doors open to a second balcony, perfect for enjoying fresh air and garden views.

Additional highlights include in-suite laundry with a newer washer and dryer, quartz counters in the kitchen and bathroom, a same-floor storage locker, and secure underground parking.

Well cared for and move-in ready, this home combines thoughtful updates with a great location close to H2O Recreation Centre, shopping, restaurants and the beach!

**Listing Agent - Keelyn McCullough** | Contact [keelyn@janehoffman.com](mailto:keelyn@janehoffman.com) or 250-866-0088











## EXCEPTIONAL FEATURES

- Bright and spacious top floor unit spanning over 1,000 sq. ft.
  - Generous floor plan with 2 bedrooms and a four-piece bathroom
  - Minimum nine-foot ceilings and expansive windows create a bright and airy atmosphere
  - Recent updates include laminate plank flooring, carpets and tiles (2024), kitchen appliances (2023), 2 A/C wall units (2022), electric fireplace (2023) and interior doors (2022-2025)
  - Gourmet kitchen featuring stainless steel appliances, granite countertops and sleek white shaker style cabinetry
  - Breakfast bar peninsula and dedicated dining space offering both casual and formal dining options
  - Spacious living room with tiled fireplace as a focal point and window alcove ideal for a work from home station
  - Updated four-piece bathroom with in-suite laundry providing everyday convenience
  - Main deck off the living room with glass railing, ample seating space and distant mountain views
  - Second private deck off the primary bedroom perfect for morning coffee or evening sunsets
  - Secured underground parking with access to a common vehicle wash bay
  - Secured storage locker conveniently located directly across the hall from the unit
  - Boutique building with just 20 units offering an exclusive and highly desirable Lower Mission address
  - Walking distance to Okanagan College, Padosy Village shopping, dining, and Gyro Beach
  - Meticulously maintained and designed for a true lock and leave lifestyle
- **Living**
  - Bright and open living space featuring a built-in electric fireplace with tile surround and wood mantel
  - Walk out access to the main sundeck creating a seamless indoor-outdoor connection
  - Large window alcove offering space for a desk or reading nook
  - Open concept layout allowing effortless flow to the dining area and kitchen

## Kitchen/Dining

- Spacious kitchen with white shaker style cabinetry, tile backsplash and granite countertops
- LG stainless steel appliances combining modern design with efficient functionality
- Peninsula with seating for four providing space for gathering and casual meals
- Dining area adjacent to the kitchen featuring a pendant chandelier accenting the space

## Bedrooms

- Primary bedroom features soaring 18 ft. vaulted ceilings, plush carpets, a large sliding double door closet with custom built-ins and glass patio door access to private deck with views of the surrounding mountains
- The second bedroom features crown moulding, double french door entry, an illuminating window, laminate plank flooring and a large double door closet

## Two Bathrooms

- 4-piece bathroom features, tile floors, crown mouldings, a vanity with quartz countertop and an undermount sink, a linen closet and a tiled-in tub/shower combination

# 210-1152 Lanfranco Rd, Kelowna, BC

Main Floor Exterior Area 1033.72 sq ft  
Interior Area 934.40 sq ft



PREPARED: 2025/08/22



White 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.

210-1152 LANFRANCO ROAD

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**LISTED BY KEELYN MCCULLOUGH**

C: 250-681-2630

T: 250-866-0088

E: [keelyn@janehoffman.com](mailto:keelyn@janehoffman.com)

The logo for Unison, featuring the word "Unison" in a bold, serif font with a blue arc above it.

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[janehoffman.com](http://janehoffman.com) | 250-866-0088



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