



1-484 SARSONS ROAD, KELOWNA

Presented by

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REALTY



1-484 SARSONS ROAD, KELOWNA

Modern new-build end-unit townhome in an exclusive four-residence community in Kelowna's coveted Lower Mission, just minutes to Sarsons Beach, Okanagan Mission Tennis, parks, schools, shops and restaurants.

Thoughtfully designed by Little Building Solutions, this home pairs warm modern architecture, heated sealed-concrete floors on the main level and a soft Dove Wing paint palette creating a calm, contemporary feel. Unit 1 offers 3 bedrooms and 3 bathrooms across approx. 2,185 sq. ft. of bright, open-concept living.

The stylish flat-panel kitchen features Silestone Linen Cream quartz countertops, under-cabinet LED lighting, an Artika single-bowl sink with Kohler stainless faucet and an LG appliance package including gas range, counter-depth fridge, Truестeam dishwasher, microwave with trim kit and LG Washtower.

Island seating and sleek cabinetry flow into the dining and living areas, highlighted by contemporary island pendants and a black linear dining light. Enjoy direct access from the single-car garage into the main level, plus a convenient half bath.

Upstairs, all three bedrooms are located on one level with warm plank flooring and glass stair railings. The private primary suite offers a walk-through closet and a 5-piece ensuite with double vanity, freestanding soaker tub and walk-in shower. Two additional bedrooms and a well-appointed bathroom complete this level. Ideal layout for families, professionals or those seeking a lock-and-leave lifestyle.

DETAILS

Address	1-484 Sarsons Road, Kelowna, BC, V1W 1C2	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	2,184 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	RU1
Sewer	Connected	Legal Description	LOT 5 DISTRICT LOT 167 OSOYOOS DIVISION YALE DISTRICT PLAN 16224
		Ownership	Freehold, Fee Simple

BUILDING FEATURES

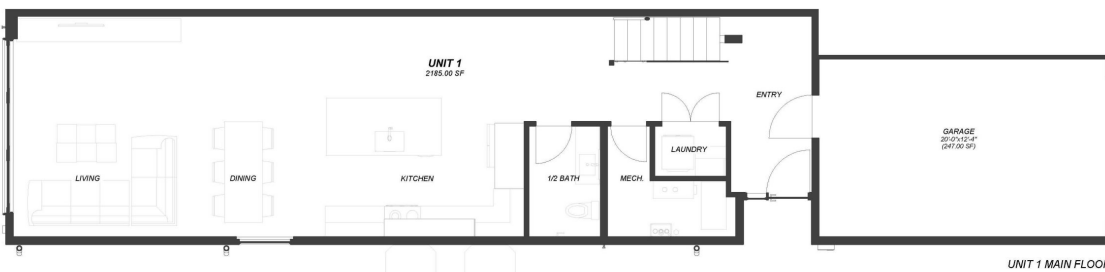
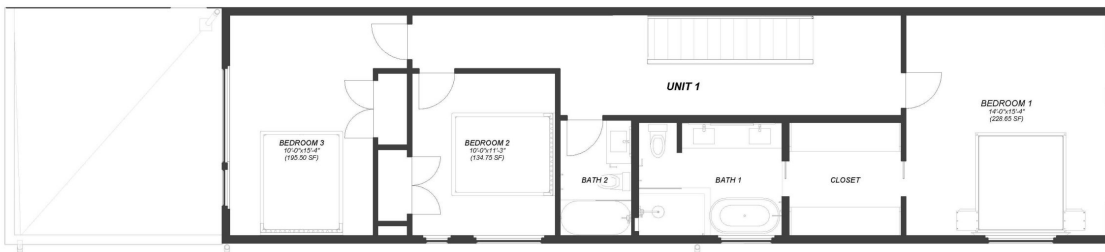
Finished Area	2,184 Sq. Ft.	Parking	1 Garage Space Attached, Garage Strata Parking Type:Other
Year Built	2026		
Storeys	2	Construction	Stucco, Wood Siding, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Other, Radiant Floor		

ROOM SIZES

Main Level Living Room: 13'0" x 16'5" 2-Piece Bathroom: 5'0" x 8'0" Dining Room: 6'0" x 10'0" Foyer: 6'0" x 10'0" Laundry: 3'0" x 6'0" Kitchen: 10'0" x 14'0"	Second Level 5-Piece Bathroom: 7'0" x 11'1" Bedroom: 10'0" x 15'4" 4-Piece Bathroom: 5'0" x 8'0" Primary Bedroom: 14'0" x 15'4" Bedroom: 10'0" x 11'3"
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EXCEPTIONAL FEATURES

- Modern new-build townhomes in an exclusive 4-residence community in Kelowna's coveted Lower Mission, just minutes to Sarsons Beach, Okanagan Mission Tennis, parks, schools, shops, and restaurants.
- Warm contemporary architecture by Little Building Solutions, pairing clean modern lines with a soft Dove Wing interior palette and thoughtfully selected fixtures and finishes. Bright, open-concept main level with heated, sealed-concrete flooring, generous windows, and a seamless connection between kitchen, dining, and living areas for everyday living and entertaining.
- Contemporary kitchens featuring Silestone Linen Cream countertops, under-cabinet LED lighting, single-bowl sinks with Kohler stainless-steel faucets, and a coordinated LG appliance package including gas range and LG Washtower.
- Upper level designed for rest and privacy with all bedrooms together, Pindar Cordova flooring, glass stair railings, and a spacious primary suite with walk-through closet and spa-inspired ensuite.
- Spa-like bathrooms finished with Eddystone Blanco tile, Kohler undermount sinks, Riobel brushed-nickel fixtures, walk-in showers, and freestanding soaker tubs in select ensuites for a true retreat feel.
- Practical everyday features including direct access from the single-car garage to the main floor, efficient floorplans, and low-maintenance finishes that support a lock-and-leave lifestyle.
- Ideal for families, professionals, or downsizers seeking modern design, walkable amenities, and the relaxed Okanagan lifestyle in the heart of the Lower Mission.

Inclusions

- LG gas range
- Cyclone BX600 range hood
- LG counter-depth, zero-clearance refrigerator
- LG Truестeam dishwasher
- Panasonic microwave with trim kit
- LG Washtower laundry centre

Mechanical

- Hot water on demand which is a combi unit and heats the domestic water and controls the main floor hot water under-slab heating
- Heat Pumps

NEIGHBOURHOOD

Lifestyle

- Beach-oriented living where Lake Okanagan becomes part of your daily rhythm, with Sarsons Beach just a short stroll away for spontaneous swims, paddleboarding, kayaking, or quiet shoreline walks with a morning coffee in hand.
- A relaxed, local beach atmosphere at Sarsons that feels more like a neighbourhood secret than a tourist hotspot, ideal for floating on warm summer afternoons, casual picnics, and sunset evenings by the water.
- Flat, walkable, and bike-friendly streets that make everyday life easy, whether you are walking the dog, pushing a stroller, or hopping on a bike for an effortless ride through the neighbourhood.
- A quiet, residential setting removed from major arterial roads, offering low traffic, less noise, and a calm, community-oriented feel where people actually slow down and say hello.
- Everyday amenities within walking or easy biking distance, so morning latte runs, dinners out, and meeting friends at nearby cafes or restaurants become simple extensions of home rather than planned outings.
- True four-season Okanagan living, with spring and fall walks along the water, long summer lake days, and peaceful winter strolls, all supported by a lock-and-leave home design that works year-round.
- A highly sought-after Lower Mission location that combines proximity to parks, schools, tennis, and the lake with a rare sense of calm, making it a place buyers move to and tend to stay.

Kitchen

- UNIT 1, 2, & 3
- Cabinetry: Flat-panel cabinets in a double tint of Benjamin Moore Dove Wing OC-18
- Countertops: Silestone Linen Cream
- Backlighting: Under-cabinet LED lighting
- Sink: Artika Newport Single Bowl
- Faucet: Kohler Rodean (Stainless Steel)

Appliances

- Range: LG Gas Range
- Range Hood: Cyclone BX600
- Refrigerator: LG Counter-Depth (0-Clearance)
- Dishwasher: LG TruSteam
- Microwave: Panasonic Microwave with Trim Kit
- Laundry Machines: LG Washtower

Lighting & Electrical

- UNIT 1, 2, & 3
- Island Pendants: DALI 5" Cylinder Lights
- Dining Feature Light: Joylight 4 ft. Linear Pendant (Black)
- Ceiling Fans: Paladin 60" (Matte White)
- Stair Lighting: Integrated wall-mounted lights
- Powder Room Sconce: WAC Lighting "Dot" Wall Sconce **Exclusive Feature (Unit 1): Casa Di Luce "Soufflé" in Terra Cotta → Instead of the WAC wall sconce

Bathrooms

- UNIT 1, 2, & 3
- Floor & Wall Tile: Eddystone Blanco
- Vanity Sink: Kohler Verticyl Undermount
- Faucet: Riobel Fresk (Brushed Nickel)
- Shower System: Riobel Riu (Brushed Nickel)
- Tub (Alcove): Maax Rubix Access Bathtub **Exclusive Feature (Unit 1 & 2 only): Freestanding Tub: Streamline 59" Freestanding Tub → In Primary ensuite only
- Tub Filler: Riobel Arca (Brushed Nickel)
- Vanity Lighting: AFX Elizabeth LED (Black)

Flooring

- UNIT 1, 2, & 3
- Main Level: Heated, Sealed concrete
- Upper Level: Pindar Floors Cordova

Finishes & Architectural Details

- UNIT 1, 2, & 3
- Wall Paint: Benjamin Moore Dove Wing OC-18
- Glass stair railings
- Unit 3 only: Painted exposed steel beams (main level)
- Skylights over stairway

Exteriors

- Unit 1 & 2: Vertical tongue & groove wood siding (final stain/finish TBD); Stucco in Benjamin Moore Dove Wing OC-18
- Unit 3: Stucco in Benjamin Moore Wrought Iron 2124-10; Exterior Lighting: Vinci LED Black Wall Sconces

LOCATION



1-484 SARSONS ROAD, KELOWNA



“

Life at 484 Sarsons
Is Truly Special

Morning coffee in hand as you wander to the beach, a quick paddle or swim, and an effortless walk back for sunset by the lake.” Feel free to edit, but I want to play into the lifestyle.

— Mike Mychalyshyn

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