



1139 SUNSET DRIVE, KELOWNA

Presented by
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REALTY



1139 SUNSET DRIVE, KELOWNA

Townhome living in the heart of Kelowna's vibrant cultural district. This 3 bedroom, 3 bath, two-storey townhome pairs a bright, functional layout with resort-style amenities just steps from Okanagan Lake.

New luxury vinyl plank flooring flows through the main level, where an open kitchen with a KitchenAid 6-burner gas range, new 2026 LG refrigerator, generous storage and two islands with open flow to the dining and living areas.

Large windows, 9 ft. ceilings, updated lighting and new ceiling fans create an airy feel, while the living room's electric fireplace and south-facing picture window offer a welcoming spot to unwind.

Upstairs, the spacious primary retreat features blackout window coverings, walk-in closet and a 5-piece ensuite with a double vanity with quartz countertop, soaker tub and fully tiled shower. Enjoy two additional bedrooms, plus a full 4-piece bath and laundry on this level.

Outside, the private back patio with gas line, power and "walnut-look" deck tiles extends your living space and offers direct gated access to the outdoor pool, 2 hot tubs, lounge, gym and guest suites, ideal for a low-maintenance, lock-and-go lifestyle steps to beaches, coffee shops and restaurants. This townhome was purchased new in 2015.

DETAILS

Address	1139 Sunset Drive, Kelowna, BC, V1Y 9Z5	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	1,757 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	RM6
Sewer	Connected	Legal Description	STRATA LOT 109 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATAPLAN KAS3589TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Central Business District, Near Park, Near Public Transit	Ownership	Freehold, Strata
View	Lake, Water		

BUILDING FEATURES

Finished Area	1,757 Sq. Ft.	Fireplace	1 Fireplace (Electric)
Year Built	2008	Parking	2 Garage Spaces On Site, Secured, Parkade, Underground Strata Parking Type:CP - Developer Sublease
Storeys	2	Construction	Stone, Wood Frame, Fiber Cement
Pool	Pool, In Ground, Outdoor	Foundation	Concrete Perimeter
A/C	Central Air		
Heating	Baseboard		
Interior Features	Kitchen Island, Double Vanity		
Monthly Fees	\$1029.17		

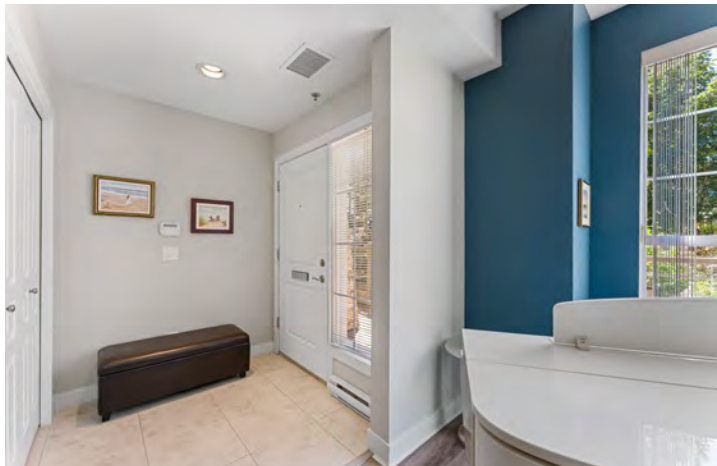
ROOM SIZES

Main Level

Dining Room: 10'5" x 14'0"
2-Piece Bathroom: 5'4" x 4'7"
Living Room: 14'6" x 26'6"
Kitchen: 9'8" x 17'0"

Second Level

Bedroom: 10'11" x 13'11"
5-Piece Bathroom: 8'2" x 13'2"
Bedroom: 9'10" x 13'4"
Primary Bedroom: 13'2" x 16'7"
4-Piece Bathroom: 4'11" x 8'0"

















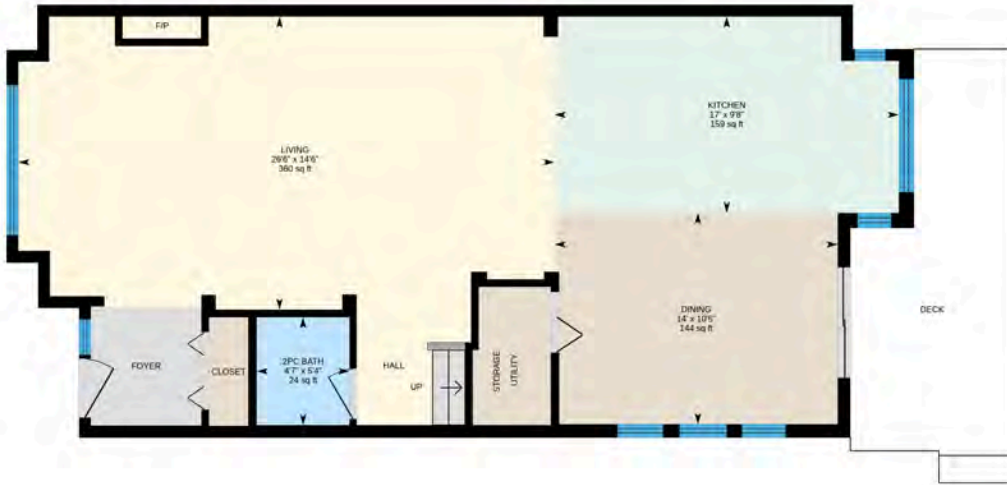






1139 Sunset Dr, Kelowna, BC

Main Floor Exterior Area 884.77 sq ft
Interior Area 809.02 sq ft



PREPARED: 2026/06/03



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.

1139 Sunset Dr, Kelowna, BC

Upper Level Exterior Area 871.93 sq ft
Interior Area 793.32 sq ft



PREPARED: 2026/06/03



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EXCEPTIONAL FEATURES

- Rare two-storey townhouse offering three bedrooms and three bathrooms in one of Kelowna's most sought-after waterfront communities
- Bright, functional floor plan featuring 9-foot ceilings, abundant windows, and an exceptional lock-and-leave lifestyle
- Recent upgrades include ThermaCore luxury vinyl plank flooring throughout the main living areas, staircase, and one bedroom, along with updated ceiling fans in the living room and all bedrooms
- Beautifully landscaped front entry and a private outdoor courtyard space featuring premium walnut-look interlocking patio tiles, natural gas BBQ connection, mature landscaping, and direct gated access to the resort-style amenities
- Two secured parking stalls and dedicated storage locker included
- Resort-style amenities feature an outdoor pool, two hot tubs, Cascade Lounge with kitchen facilities, fitness centre, billiards room, guest parking, and three guest suites
- Steps to Okanagan Lake, beaches, restaurants, coffee shops, downtown shopping, the Cultural District, and Kelowna's vibrant waterfront
- Well-maintained residence offering an ideal full-time home, seasonal retreat, or executive lock-and-go lifestyle

Inclusions

- KitchenAid 6-burner gas range
- KitchenAid professional stainless steel hood fan
- KitchenAid built-in oven
- KitchenAid built-in microwave
- KitchenAid dishwasher
- LG French door refrigerator
- Whirlpool stacking washer
- Whirlpool stacking dryer

Mechanical

- Baseboard heating
- Central air conditioning
- 125-amp electrical service
- A.O. Smith hot water tank
- Ouellet and Emerson thermostats
- DSC security system
- Fire sprinkler system

MAIN LEVEL

Foyer

- Welcoming entry features tile flooring & soaring ceilings that immediately create a bright, open first impression

Kitchen

- Thoughtfully designed kitchen offers exceptional functionality with extensive cabinetry, generous prep space, and an open-concept layout ideal for everyday living and entertaining
- Central island with pendant lighting provides additional storage and casual seating, while the peninsula creates seating for four and serves as a natural gathering space
- Tile backsplash, under-cabinet lighting, and stainless-steel appliances complement the timeless white cabinetry
- KitchenAid six-burner gas range, professional hood fan, built-in oven and microwave, KitchenAid dishwasher, and newer LG refrigerator complete the appliance package
- Large northeast-facing windows overlook the beautifully landscaped courtyard and pool area while filling the space with natural light

Dining Room

- Bright dining area is perfectly positioned between the kitchen & living room for open flow entertaining
- Updated light fixture & high transom windows enhance the airy atmosphere adding lots of natural light
- Custom-built cabinetry provides valuable pantry storage

Living Room

- Spacious living room is highlighted by a large south-facing picture window overlooking mature boulevard trees with a glimpse of Okanagan Lake beyond
- Open-concept design creates effortless connection to the kitchen and dining areas
- Electric fireplace with tile surround and granite mantel provides warmth and ambience while serving as an attractive focal point
- Abundant natural light & the surrounding greenery create a welcoming, relaxed ambience throughout the day

Bathroom

- 2-Piece Bathroom features tile flooring, a pedestal sink and a large, framed mirror

Upper Level - Three Bedrooms

- The primary bedroom features plush carpeting, a new ceiling fan, custom blinds and blackout drapery, a spacious walk-in closet, and large picture windows showcasing views of Okanagan Lake and the tree-lined boulevard
- The second bedroom features carpeting, a new ceiling fan, custom blinds and blackout drapery, a window overlooking the courtyard, pool, and hot tub amenities
- The third bedroom features updated luxury vinyl plank flooring, a new ceiling fan, double closet with wire shelving, and window with courtyard views

Upper Level - Two Bathrooms

- 5-piece ensuite features tile flooring, double vanity with quartz countertops and under-mount sinks, privacy-glass window, fully tiled walk-in shower, and a soaker tub with tile surround for a spa-inspired retreat
- 4-piece bathroom features tile flooring, quartz countertop vanity with under-mount sink, and a tub/shower combination with tile surround

Upper Level - Laundry Room

- Convenient to the bedrooms with tile flooring, linen storage cabinetry, Whirlpool stacking washer & dryer

LOCATION





*Prime Location In Downtown
Kelowna*

Beautiful 3 Bedroom Townhome

Just a stones throw from Okanagan Lake waterfront and shops and restaurants and everything that downtown Kelowna has to offer. Live here and be everywhere!

— Dean Simonelli

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