



35-3510 LANDIE ROAD, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



35-3510 LANDIE ROAD, KELOWNA

Thoughtfully upgraded 3-bedroom 3-bathroom townhome offers contemporary design, exceptional privacy, and an easy lock-and-leave lifestyle just steps from Gyro Beach.

Impeccably cared for by its original owner, this home features upgrades originally intended for a show home, including a private elevator servicing all four levels. The bright main floor features 9-foot ceilings, engineered hardwood, custom window coverings, and an open kitchen, dining, and living area. Two-tone shaker cabinetry, quartz countertops, under-cabinet lighting, upgraded appliances, a large island, pantry storage, and a dual-zone JennAir wine fridge make the kitchen equally suited to everyday living and entertaining.

Step directly onto the dining deck with gas hookup and Phantom screen. Upstairs, the primary suite overlooks the quiet inner courtyard and includes custom closet built-ins, motorized blackout blinds, and a five-piece ensuite with heated tile floors, dual vessel sinks and bidet. Two additional bedrooms, a full bath, and laundry complete the level.

The 661 sq. ft. rooftop patio offers Brazilian ironwood decking, a pergola with water misters, sun & wind screens, outdoor kitchen, beverage cooler, bar sink, two gas hookups, and mountain and peek-a-boo lake views. Nudura ICF walls provide excellent insulation, reduced sound transfer & enhanced energy efficiency.

A triple garage with polyaspartic flooring, built-in storage, plus proximity to beaches, dining, and shopping complete this remarkable home.

DETAILS

Address	35-3510 Landie Road, Kelowna, BC, V1W 3E9	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	1,660 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	TS1
Sewer	Connected	Legal Description	STRATA LOT 19 DISTRICT LOT 134 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS2098 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Central Business District, Near Park, Near Public Transit, Dead End		
View	Lake, Mountains, City	Ownership	Freehold, Strata

BUILDING FEATURES

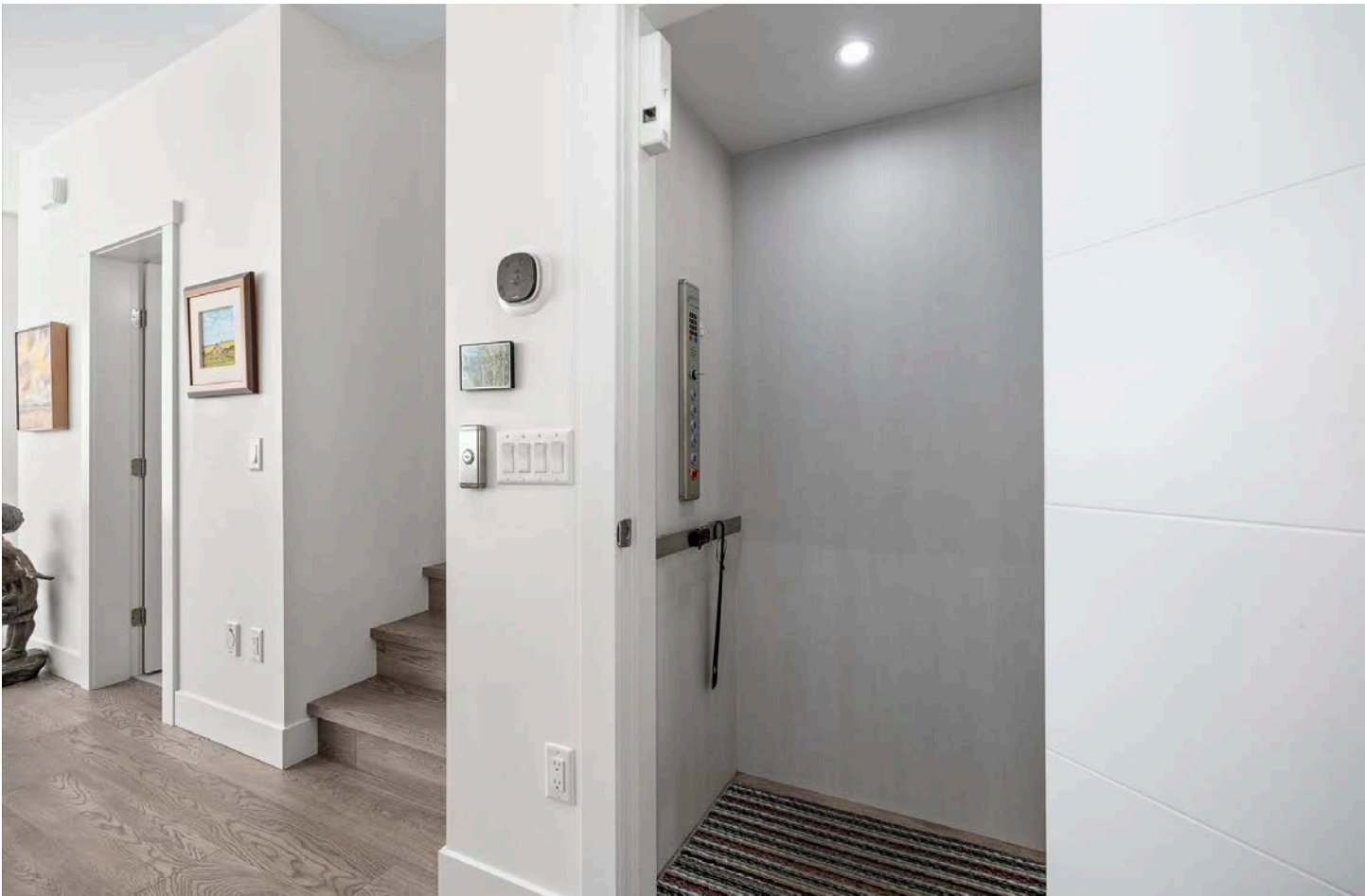
Finished Area	1,660 Sq. Ft.	Parking	3 Garage Spaces Attached, Garage, On Site Strata Parking Type:LCP - Limited Common Property
Year Built	2019		
Storeys	3		
A/C	Central Air	Construction	Stucco, Fiber Cement, Concrete
Heating	Forced Air	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Central Vacuum, Air Filtration	Exterior Features	Balcony, Storage
Monthly Fees	\$433.85		

ROOM SIZES

Main Level	Second Level
Kitchen: 14'8" x 16'5"	4-Piece Ensuite Bath: 5'5" x 13'9"
Living Room: 13'3" x 17'10"	4-Piece Bathroom: 9'0" x 5'0"
Dining Room: 9'10" x 12'4"	Primary Bedroom: 13'5" x 15'0"
2-Piece Bathroom: 5'10" x 5'0"	Bedroom: 9'0" x 10'10"
	Bedroom: 9'10" x 12'4"













35-3510 Landie Rd, Kelowna, BC

Main Level Exterior Area 780.06 sq ft
Interior Area 707.10 sq ft



PREPARED: 2024/09/11



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.

35-3510 Landie Rd, Kelowna, BC

Upper Level Exterior Area 793.63 sq ft
Interior Area 720.71 sq ft



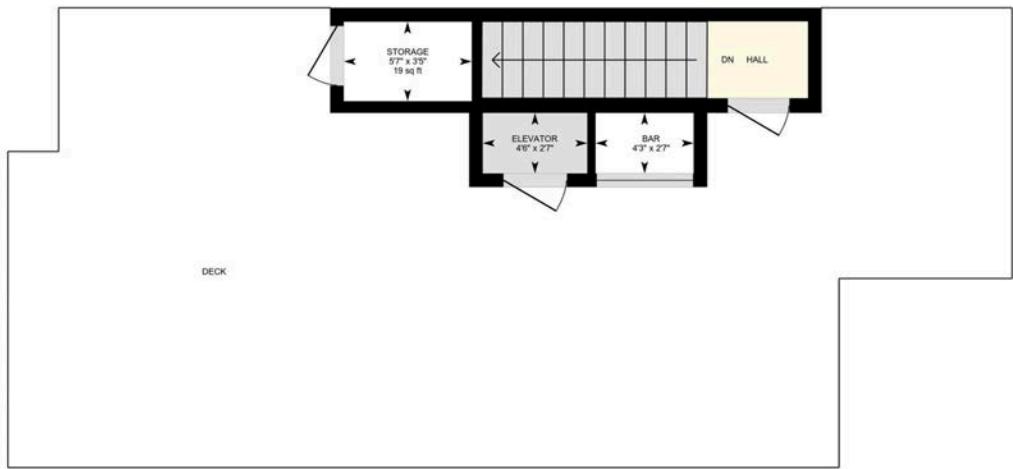
PREPARED: 2024/09/11



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.

35-3510 Landie Rd, Kelowna, BC

Roof Top Patio Exterior Area 86.57 sq ft
Interior Area 61.94 sq ft
Excluded Area 43.97 sq ft



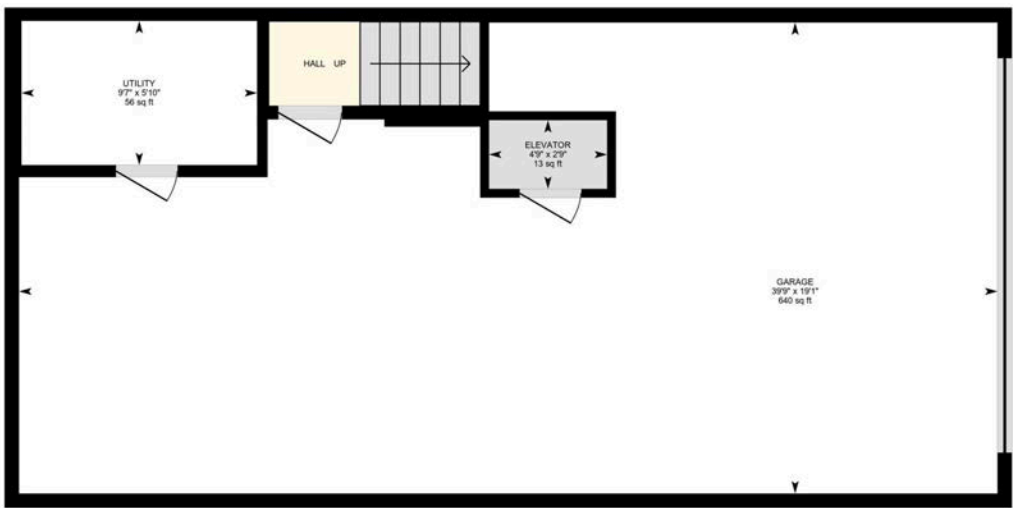
PREPARED: 2024/09/11



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.

35-3510 Landie Rd, Kelowna, BC

Garage Level (Below Grade) Exterior Area 63.59 sq ft
Interior Area 42.58 sq ft
Excluded Area 766.36 sq ft



PREPARED: 2024/09/11



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.

EXCEPTIONAL FEATURES

- Immaculately maintained 3-bedroom, 3-bathroom townhome offering approximately 1,660 sq. ft. of living space, 3-car garage and exceptional rooftop outdoor living
- Original-owner home was initially slated to be a show home and features a selection of upgraded finishes not found in other residences within the development
- Contemporary interior features nine-foot ceilings on the main living level, engineered hardwood and ceramic tile flooring, two-tone cabinetry, quartz surfaces and a bright neutral palette
- Nudura ICF wall construction provides enhanced insulation, reduced sound transfer and improved energy efficiency for a quiet and comfortable living environment
- Private elevator services all four levels, providing convenient access from the garage through the living and bedroom levels to the rooftop deck
- Exceptional 661 sq. ft. rooftop deck extends the home's living space outdoors with Brazilian ironwood decking, mountain and peek-a-boo lake views, an outdoor kitchen and thoughtful features designed for extended seasonal enjoyment
- Rooftop outdoor kitchen features upper and lower cabinetry, quartz countertop, bar sink, under-cabinet lighting, Danby beverage refrigerator and a winterizing enclosure
- Pergola with water misters, east- and west-side sun/wind screens, two gas connections and a water bib enhance the versatility of the rooftop space, while frosted glass provides privacy between neighbouring residences
- An exterior rooftop storage provides convenient space for cushions and seasonal items
- Main-level deck offers additional outdoor dining space with Duradek surfacing, glass railings, gas connection and Phantom screen
- Oversized three-car garage features polyaspartic flooring, built-in storage cabinetry & elevator access
- Wood & motorized window coverings are featured throughout, with upgraded motorized blinds & blackout blinds in the primary bedroom plus a motorized blinds in a both guest bedrooms
- An excellent option for families, downsizers or those seeking an easy lock-and-leave lifestyle without compromising on living space, parking, storage or outdoor entertaining
- Outstanding Lower Mission location just steps from Gyro Beach and within walking distance of shopping, dining and everyday amenities

Inclusions

- LG Studio gas range
- LG refrigerator
- LG microwave/hood fan
- Bosch dishwasher
- JennAir dual-zone wine refrigerator
- LG stacking washer and dryer
- Danby beverage refrigerator

Mechanical

- Forced-air heating
- Goodman furnace
- Goodman A/C
- Rheem hot water tank
- 125-amp service panel
- Ecobee thermostat
- CanaVac central vacuum
- Clean Comfort air exchange system
- Resideo security system with Wi-Fi control

MAIN LEVEL

Entry

- Bright entry introduces the home's contemporary neutral palette with decorative stained-glass detailing at the front door
- Engineered hardwood flooring continues into the main living spaces
- Private elevator and staircase provide convenient access throughout the home

Living Room

- Bright living space features engineered hardwood flooring and a large east-facing window overlooking the quiet interior courtyard
- Open-concept design creates an easy connection to the kitchen and dining areas
- Window coverings provide privacy and light control

Kitchen

- Contemporary two-tone Shaker-style cabinetry with soft-close hardware is paired with white quartz countertops, tile backsplash and under-cabinet lighting
- Central island incorporates a double undermount sink with Riobel single-lever faucet, additional workspace and seating for three
- Pantry cabinetry with pull-out drawers provides convenient organized storage
- Upgraded appliance package includes an LG Studio gas range, LG refrigerator, LG microwave/hood fan, Bosch dishwasher and JennAir dual-zone wine refrigerator
- Designed with entertaining in mind, the kitchen opens to the main living areas and provides direct access to the outdoor deck with gas hookup

Dining Room

- Dedicated dining area is positioned adjacent to the kitchen within the open-concept main level
- Large west-facing window with wood blinds brings natural light into the space
- Modern chandelier defines the dining area

Bathroom

- 2-piece powder room features tile flooring and a streamlined vanity with white quartz countertop
- Wall-mounted mirror and contemporary two-light fixture complete the space

Upper Level - Three Bedrooms

- The primary bedroom features cork flooring, a large window overlooking the quiet courtyard, upgraded motorized and blackout binds, a generous closet with sliding-door access and custom built-ins, and a 4-piece ensuite
- The second bedroom features carpet flooring, a double bi-fold closet and motorized blind
- The third bedroom features carpet flooring, a west-facing window with motorized blind, double bi-fold closet with built-in organization and custom storage cabinetry

Upper Level - Two Bathrooms

- 4-piece primary ensuite features heated tile flooring, a double vanity, soft-close Shaker-style wood cabinetry, white quartz countertop, vessel sinks, a fully tiled curbless shower with dual showerheads and frameless glass enclosure and a Clean Touch bidet
- 4-piece bathroom features tile flooring, soft-close vanity cabinetry with white quartz countertop, an undermount sink, a tile backsplash, and a tub/shower combination with upgraded tile surround

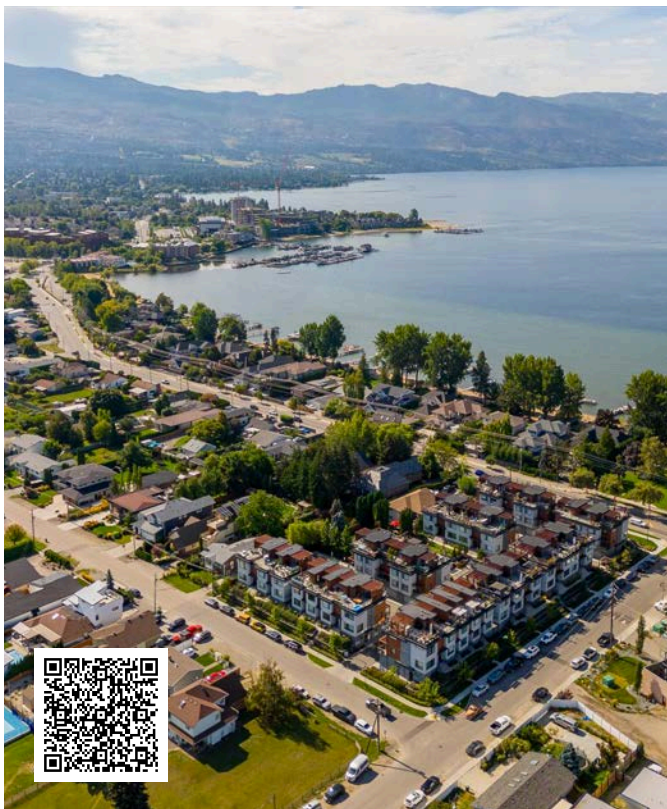
Upper Level - Laundry

- Convenient upper-level closet laundry is positioned near all three bedrooms
- Full-size stacking LG washing machine and dryer are included

LOCATION



35-3510 LANDIE ROAD, KELOWNA

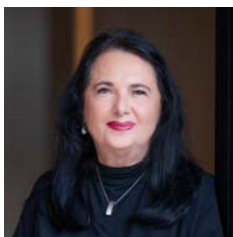


A Great Townhouse In an Exceptional Kelowna Location

Just steps from beaches, restaurants, coffee shops and grocery stores. This spacious townhouse offers parking for three vehicles, a private elevator and a rooftop deck, making it one of the premier units in the area for both location and functionality.

— Jane Hoffman

Follow Jane Hoffman Realty



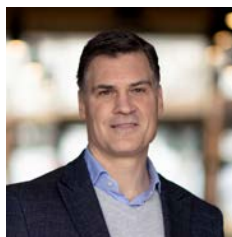
PRESENTED BY

JANE HOFFMAN

Personal Real Estate Corporation

250-862-7800

jane@janehoffman.com



CO-LISTED BY

TYLER BOUCK

Personal Real Estate Corporation

250-317-4558

tyler@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com