



402-2470 TUSCANY DRIVE, WEST KELOWNA

Presented by

Sherry Truman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



402-2470 TUSCANY DRIVE, WEST KELOWNA

Perched above Shannon Lake Golf Course in Eagle Terrace, this top-floor corner residence captures a sweeping Okanagan outlook, from Shannon Lake and the fairways below to Okanagan Lake, rolling mountains, and Kelowna's city lights in the distance.

With a no through road, the setting feels peaceful and tucked away, while West Kelowna's wineries, trails, shopping, and everyday amenities remain close at hand. The 3 bedroom, 2 bathroom layout is bright and generous, finished with hand-scraped hardwood, updated carpeting and tile flooring,

Craftsman-style maple shaker cabinetry, granite surfaces, and custom window coverings throughout. The kitchen is well appointed with a Samsung induction range, Bosch dishwasher, stainless appliances, pendant lighting, and a raised island designed for easy gathering.

Large windows carry the views through the living and dining areas and out to a spacious covered deck with glass railings, exposed beams, sunscreen, and a gas hookup for year-round outdoor enjoyment.

The primary bedroom offers the same south-east outlook, a walk-in closet, and a 4-piece ensuite bathroom. A custom entry bench with storage, excellent closet space, full laundry room with sink, central vacuum, and three parking stalls, two secure indoor and one outdoor, complete this inviting West Kelowna home.

DETAILS

Address	402-2470 Tuscany Drive, West Kelowna, BC, V4T 3G8	Bedrooms	3
City	West Kelowna	Bathrooms	2
		Finished Area	1,520 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	R3
Sewer	Connected	Legal Description	STRATA LOT 32 DISTRICT LOT 2602 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3683 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOTHE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Near Park, Views, Near Golf Course, Dead End		
View	Lake, Mountains, Water, Valley, Golf Course	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,520 Sq. Ft.	Parking	2 Garage Spaces On Site, Parkade, Parking Spaces Strata Parking Type:CP - Assigned by Strata/Assoc
Year Built	2009		
Storeys	1		
A/C	Central Air	Construction	Stone, Wood Frame, Fiber Cement
Heating	Forced Air, Natural Gas	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Central Vacuum	Exterior Features	Balcony
Monthly Fees	\$522.41		

ROOM SIZES

Main Level
4-Piece Ensuite Bath: 7'1" x 10'5"
Bedroom: 13'0" x 9'5"
Primary Bedroom: 21'2" x 13'5"
Laundry: 5'11" x 10'4"
4-Piece Bathroom: 5'1" x 9'5"
Utility Room: 3'5" x 3'3"
Living Room: 21'9" x 14'0"
Kitchen: 11'3" x 8'6"
Dining Room: 10'0" x 13'9"
Bedroom: 12'4" x 11'1"



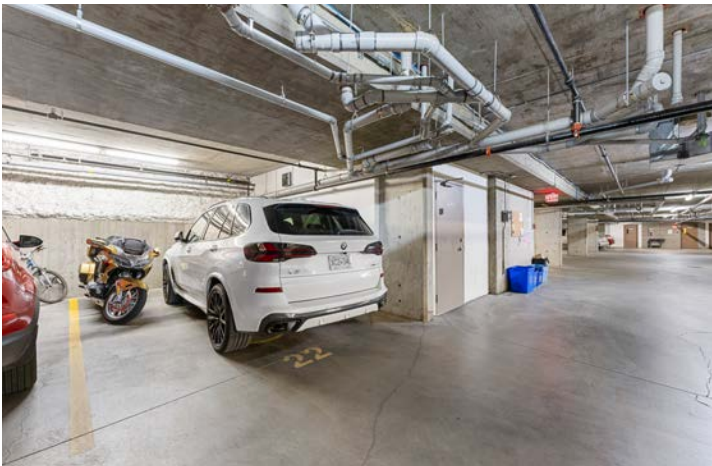












402-2470 Tuscany Dr, West Kelowna, BC



EXCEPTIONAL FEATURES

- Top-floor corner residence in Eagle Terrace, offering a bright, spacious layout with beautiful views across Shannon Lake Golf Course toward Shannon Lake, Okanagan Lake and the surrounding mountains
- Approximately 1,414 sq. ft. of comfortable single-level living with 3 bedrooms and 2 bathrooms
- Rare offering of 3 dedicated parking stalls, including 2 secure underground stalls (#13 and #22) plus 1 exterior stall (#55)
- One indoor storage locker – Locker #1-3 provides additional space for seasonal and recreational belongings
- Craftsman-inspired building with fibre cement siding and stone accents, situated at the end of a quiet no-through road
- Custom window coverings, hardwood, tile and updated carpet flooring throughout
- Large windows take advantage of the elevated setting and bring abundant natural light into the main living spaces
- Custom built-in bench at the entry provides convenient seating and concealed storage, complemented by 2 spacious closets with open shelving and hanging systems
- Spacious covered deck with peaked roofline, exposed wood detailing, glass railings, gas hookup and sunscreen, creating an inviting outdoor living area overlooking the golf course and surrounding landscape
- Additional balcony off the dining area provides a second outdoor space
- Located directly alongside Shannon Lake Golf Course with convenient access to the surrounding Shannon Lake community and West Kelowna amenities

Inclusions

- Samsung induction range
- Samsung refrigerator
- Samsung over-the-range microwave
- Bosch dishwasher
- LG front load washer
- LG front load dryer

Mechanical

- 100-amp service panel
- Honeywell Home thermostat
- MVac central vacuum system

ONE LEVEL LIVING

Kitchen

- Warm maple shaker-style cabinetry is paired with granite countertops, tiled backsplash and pendant lighting
- Central island features an undermount stainless steel sink, raised granite eating bar and pendant lighting
- Samsung induction range, refrigerator and over-the-range microwave, plus Bosch dishwasher
- Tile flooring provides a practical finish for the kitchen

Dining

- Hardwood flooring and chandelier define the dining area within the open main living space
- Large windows and sliding doors bring in natural light and provide direct access to the secondary view balcony

Living

- Bright living room with hardwood flooring and ceiling fan with integrated LED light
- Large windows capture expansive golf course, lake and mountain views
- Direct access to the covered deck extends the living space outdoors

Three Bedrooms

- The primary bedroom offers a spacious layout with updated plush carpeting, tray ceiling, ceiling fan with LED light and southeast-facing windows showcasing golf course, lake and mountain views, plus a walk-in closet with open shelving and hanging system
- The second bedroom features updated carpeting, a large window capturing golf course, lake and mountain views and a generous double-door closet
- The third bedroom features updated carpeting, a tray ceiling with natural light, large view window and double-door closet

Two Bathrooms

- 4-piece primary ensuite features tile flooring, a vanity with granite countertop, a glass vessel sink and single-lever faucet and a tub/shower combination with tiled surround
- 4-piece main bathroom features tile flooring, a vanity with granite countertop, glass vessel sink and single-lever faucet, plus a tub/shower combination with tiled surround

Laundry

- Laundry room with tile flooring and upper and lower white shaker-style cabinetry
- Convenient stainless steel sink
- Full-size LG stacking front load washer and dryer

LOCATION



402-2470 TUSCANY DRIVE, WEST KELOWNA



*Three Bedroom Top Floor
Corner Unit
With Covered View Deck*

A view that unfolds beautifully—from Shannon Lake Golf Course to Shannon Lake, with Okanagan Lake beyond. A rare Okanagan backdrop to enjoy.

— Sherry Truman

Follow Jane Hoffman Realty



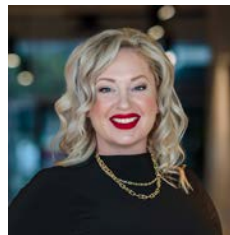
PRESENTED BY

SHERRY TRUMAN

Personal Real Estate Corporation

250-215-9006

sherry@janehoffman.com



CO-LISTED BY

TIFFANI AINSWORTH

Real Estate Professional

250-808-5499

tiffani@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