

1020 Aurora Heights, West Kelowna BC, V1Z 3N5



### BEAUTIFUL VIEWS OF THE CITY, MOUNTAINS & OKANAGAN LAKE

“STUNNING VIEWS of the City, Mountains & Lake Okanagan await in this equally stunning 4,653 sqft. Custom home set on a .56 acre lot in this exclusive gated community. The stamped concrete patio connects the free-form heated pool, outdoor kitchen, shower, and firepit area with the lovely, irrigated grounds. The unique floor plan opens to the outdoors on all levels. High-end and tasteful traditional décor with stacked stone and granite through-out! 4 bedrooms, 3 baths with very convenience and great division of space! Kitchen with granite island, walk-in pantry and stainless steel appliances, dining-living room with two-sided gas fireplace, Master suite with gas fireplace, walk-in closet, 5 piece ensuite with double granite vanity, custom tiled glass shower, and large soaker tub. Laundry with granite counters! The lower levels offer a large family room with wet bar with w/wine fridge, cozy sitting area w/ gas fireplace, bath with granite vanity and travertine tile glass shower, two bedrooms, Media room with a big screen, a flex room with sauna and tanning booth and a large gym, flex room. Central vacuum, monitored security w/camera reverse osmosis and water softener, on-demand hot water, and generous double garage w/work bench. Close to hiking, schools, shopping & a quick drive to downtown Kelowna. Low monthly strata fee \$90/month.”





## Specifications

MLS® # 10226871	Neighborhood Kelowna
Year Built 2002 Approximate	Zoning R1
Lot Size 0.568 acres	Home Size
Total Square Footage 4653 sq. ft.	Main Level 1788 sq. ft.
Upper Level 2320 sq. ft.	Lower Level 545 sq. ft.
Bedrooms 3	Bathrooms 3
Taxes \$5,654/2020	Strata Fees \$90/ Month
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	



## Features

### THE PROPERTY

- As far as the eye can see, breathtaking city, mountains, and Okanagan lake views
- Well desirable, exclusive gated community sitting on a .56 acre lot
- Enjoy a leisure or fast pace hike with the many nearby trails
- With just a quick drive to town, shopping is close at hand
- Ideal for families with schools close by
- Low monthly strata fee's \$90 a month

### THE HOME

- Luxurious 4,653 sqft family home with 3 bedrooms and 3 bathrooms
- The envy of all who see as you entertain on the stamped concrete patio
- Hot Okanagan weather is best spent in the free-form heated pool
- Enjoy dinners that are prepared from the outdoor kitchen and served by the fire pit.
- Maintaining is a breeze with a built-in vacuum
- Feel safe and secure with the home monitoring security system w/ cameras
- Reverse osmosis and water softener and hot water on demand

### MAIN LEVEL

- 1788 sqft of high-end stylish décor with stacked stone and granite through-out
- Dive into cooking in the chef-inspired kitchen with stainless steel appliances
- Granite breakfast bar in the kitchen with walk-in pantry
- Enjoy endless meals from the dining room that is circled in windows that look out over the city and Okanagan Lake
- Escape to your private oasis in the master suite that features a gas fireplace and walk-in closet
- Spa-like ensuite with double granite vanity, custom tiled glass shower, and relax in the large soaker tub

### LOWER LEVEL

- The lower level is made for family and entertaining with the massive family room and wet bar with wine fridge
- Put your feet up and enjoy a quiet moment by the gas fireplace
- Call everyone, grab the popcorn and sit back and watch a movie in the media room with a big screen
- For the athlete in the family, they'll love to set up their gym in the large flex room with a sauna and tanning booth



