

FEATURES OF THE 434 FARRIS ROAD PROPERTY

FEATURES AT A GLANCE

Exterior:

- Estate property with classic cape cod/beach style home with phenomenal street appeal
- Covered veranda front porch area
- Brand new professional landscaping with new irrigation system and lighting
- Concrete 47x20 salt water heated 10 feet deep tile finished pool
- Pool is retiled with new retractable cover, new pump and new LED lighting
- High end Jacuzzi spa
- New automatically controlled wind protected awnings
- Custom designed water feature with new pump
- New Storage shed with heat and insulation
- Pool bathroom
- Large cedars creating privacy in back yard

Interior:

- Grand entry through solid wood door to 18' vault with Malibu beach feel wood painted ceiling
- Great room with seamless entry to outside with folding Nano style doors and feature stone and slate hearth wood burning fireplace
- Gorgeous 8" wideplank distressed oak hardwood throughout main floor
- Oversized 24x12 tile work throughout bathrooms and laundry/mud room
- Built-in cabinetry in great room
- Dining area with feature candle style chandelier
- Bright large office on main level
- Guest room on main level with ensuite and gas fireplace
- Master suite with door patio access out to deck and pool area
- Spa like master ensuite with 2 way gas fireplace, custom oversized tiled shower with rain shower head and slide bar hand shower, hideaway toilet and heated floors
- Upper level has 2 additional bedrooms with their own ensuite bathrooms
- Laundry/mud room with built-in mud room lockers and oversized Samsung steam washer/dryer and stainless sink
- Oversized double garage with garage door timer
- Large storage area

Gourmet Kitchen:

- Gourmet kitchen with double oversized islands, with pendant lighting a sit up breakfast bar area
- Handcrafted Shaws original ceramic heavy duty fireclay farmhouse sink
- Mosaic backsplash
- Large nook area out to pool patio
- High end appliances including Electrolux Icon side by side refrigerator and freezer with ice and water filtration systems, Fisher & Paykel DishDrawer™ dishwasher, Kitchenaid dishwasher and Wolf 6 burner gas range with stainless hood fan and in island wine cooler
- Walk-in pantry with shelving and drawers

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Basement:

- Fully finished basement with entertainment area, gym, extra bedroom plus an additional 2 bedroom self-contained suite

Entertainment Area:

- Media room
- Bar area with Silhouette Select dual french door dual zone wine fridge
- Large granite counter with sit up bar and circular under-mount bar sink

Gym:

- Home gym with ensuite bathroom and steam shower

Nanny Suite:

- 2 bedrooms
- Fully equipped kitchen with granite counters, large stainless under-mount sink and cork flooring
- Separate entrance to side of house

Electronics:

- Sonos and Control4 new surround sound system with new speakers on main floor and deck
- Yale electronic push button dead bolts on all outside doors
- Alarm system installed
- Wall mounted TV in master bedroom

Mechanical:

- Main floor mechanical is all new with new AC unit, boiler and On –demand hot water
- NEXT CO detector and smoke detector system
- Thermostats also controlled through Control4 system
- Large storage room/mechanical room
- Control4 smart home automation system to control lighting, entertainment, security and energy connected from your phone
- 2 MaxPremier640 AW central vacuum system
- General Aire fresh indoor air quality system
- Inox ecoking on demand hot water
- Multiple zone high efficiency Bryant furnace
- Motion sensor lighting

The Neighbourhood:

- Located in one of Kelowna's premier neighbourhoods
- Very close to sandy beaches and inviting waters of Okanagan Lake
- Walking distance to elementary and high schools, restaurants, shopping and a variety of amenities