

# FEATURES OF THE GORGEOUS WATERFRONT 3926 BLUEBIRD ROAD RESIDENCE

## **OVERVIEW**

A rare find, Lakeshore luxury in one of Kelowna's premiere locations  
Located on the sought after Bluebird Road quiet no thru street in the Lower Mission area  
This home truly captures the essence of lakefront living  
Substantially renovated down to the studs  
Lot extends into the lake beyond high water mark (grandfathered)

## **EXTERIOR FEATURES**

Stunning unobstructed lake views  
Property line extends beyond high water mark  
Gorgeous sandy beach, large level .37acre lot with 70ft of lakeshore  
The exteriors are a modern architectural style  
Landscaped grounds that surround the home  
Beautiful paver stone entranceway areas  
Brand new stamped concrete 25x25' patio  
Paved driveway  
Brand new concrete fencing  
Upgraded (25K) Tar and Gravel roof with brand new sections over garage and car port  
Brand new cement board siding  
Brand new Soffits  
Brand new aluminum entry gate  
2 car 23x21' insulated heated garage with man door and brand new modern style garage door

## **INTERIOR FEATURES**

The interiors fully embrace casual luxury with high-end finishes  
Separate TV room or den off kitchen with wired TV outlet  
New interior doors with black hardware  
Walk-out from great room and master bedroom to the lake  
Modern linear gas fireplace  
Picture windows out to the lake with panoramic lake view  
Edison light bulb feature chandelier  
New lighting throughout  
New drywall  
Vinyl Plank flooring  
New baseboards  
Wired for TV outlets in great room, master and TV room/den

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## **GOURMET KITCHEN**

Kitchen Art Design custom kitchen cabinetry with soft-close doors  
Solid huge 9x3'7 Quartz sit-up island and countertops  
Pendant lighting over island and kitchen sink  
Subway tile backsplash  
Open shelving with integrated feature lighting  
Gourmet Frigidaire professional stainless appliance package  
French Door Refrigerator, wall oven, 5 burner gas cook top, hood fan and dishwasher  
Double under-mount kitchen sink  
Silhouette dual temp built-in wine cooler in island  
Built-in Panasonic microwave

## **BATHROOMS**

Custom cabinets featuring soft-close doors  
Double under-mount basins in master ensuite  
Black hardware and faucets  
Solid quartz countertops  
Ceramic tile flooring  
Subway tile backsplash

## **PEACE OF MIND**

Gated entry code security gate  
Monitored Security system with Price Alarms  
Hard wired smoke detectors and CO detectors linked to security system

## **MECHANICAL**

Home rewired and upgraded to 200 amp electrical service  
Oversized John Wood hot water tank  
5 zone irrigation  
Beam central vacuum system  
2 Tempstar forced air gas furnaces allowing for dual zones  
2 Lennox A/C units  
A lot of the plumbing changed (2018)  
Sump pump in basement

## **THE NEIGHBOURHOOD**

Within walking distance to many amenities including restaurants, Starbucks and shopping, H2O Aquatic Centre, Capital News Centre, The Library, The Mission Greenway and much more  
Numerous world renowned wineries and golf courses nearby  
Kelowna has superb Okanagan summer and winter climates with year round recreational opportunities