

# FEATURES OF 2160 DEWDNEY ROAD, MCKINLEY LANDING

## THE PROPERTY

- Dream property situated in the McKinley Landing neighborhood
- Sweeping panoramic lake views
- Desirable waterfront lifestyle
- A rare offering

## EXTERIOR

- Asphalt shingle 5 yr old roof
- Craftsman style home
- Double oversized garage (27x26) with transom windows
- Sensational extensive covered patio with wood soffits, blinds and surround sound
- Composite decking and pavers—recently redone (25K cost)
- Glass railings
- The ultimate outdoor built-in featuring Napoleon BBQ and bar fridge
- Relaxing lake view hot tub—5 yrs old
- Quick connect to BBQ and outdoor fireplace
- Low maintenance grounds

## INTERIOR

- An impressive dwelling lending itself to gatherings large and small
- The open plan providing plentiful comfort for family and guests
- Fabulous vistas through oversized windows
- Light flooded rooms, many with lake views
- Fireplace in living room
- 4 bathrooms 2 full ensuite plus 2 full
- Many of the bathrooms updated with Kohler sinks and elongated toilets
- Den with built-in cabinetry included
- Updated blinds throughout
- 2 ensuite bathrooms

## KITCHEN

- Entertainer's kitchen with huge sit-up island, bar sink and wine storage
- High-end stainless appliances
- New 5 burner gas Electrolux stove top
- Huge walk-in pantry
- Wood cabinetry
- Patio doors creating a seamless in-door out-door living space

## PRIMARY BEDROOM & SPA-LIKE ENSUITE

- Peaceful retreat with main floor location
- Captivating lake views
- Large walk-in closet
- Ensuite with glass shower with rain shower head
- His and hers vanities

## MECHANICAL

- Geothermal in floor heat
- 2 John Wood hot water tanks
- Central vacuum
- Air conditioning
- Air conditioning wall unit in upper bedroom
- Septic BioCycle system previously serviced 4x a year by BioHarmony
- Large propane tank
- Whirlpool washer/ dryer

## PEACE OF MIND

- Perimeter cameras monitored by Telus
- Price Alarms security system

## BOAT MOORAGE

- Dock with new (2022) 10,000lb boat lift plus a double jet ski lift
- Shed at waterfront for paddleboards/ lifejackets
- Buoy out front for extra moorage

## PRIME LOCATION

- Close to the Kelowna International Airport, UBC Okanagan and short drive to downtown Kelowna