

House Amenities 2148 Capistrano Crescent, Kelowna, V1V2A3

Walkout Rancher

4 bedrooms + den, 3 full baths,

Extra large den on main floor that also could be converted to 5th bedroom

3,140 sq ft

Backs on to 12th fairway Quail Ridge Golf Course – park-like treed area separating house from golf course

Spectacular backyard landscaping providing privacy and extremely low maintenance

Geothermal heating – also runs air conditioning and hot water heater

1. R-2000 energy efficient construction (custom built by Fawdry Homes/certified R 2000 builder)
2. Heat Recovery Ventilation (HRV Air Exchange) system throughout house – provides energy efficiency, air freshness and comfort
3. all bedrooms are extra large with extensive closet space – walk-in closet in main bedroom and one other bedroom
4. 2- gas fireplaces
5. Great Room design on main floor blends well with extensive windows providing spectacular light and views
6. very large deck overlooking golf course and landscaped backyard. Deck has access from Great Room and Master Bedroom. The patio door from the Great Room was custom built to provide wider door opening and light.
7. red oak hardwood flooring in beautiful condition provides a clean and always popular look. Carpeting in home is very high end and in excellent condition.
8. in house vacu-flow
9. new roof 2012
10. designer kitchen with large island countertop and beautiful oak cabinets with extensive storage space. New (2013) granite countertops in kitchen and adjoining bar area
11. new wall mount extra large microwave,
12. new 14 gauge stainless steel double sink and faucet
13. new 5 burner Whirlpool gas cooktop stove
14. new large volume John Woods hot water heater – 75 US gallons (284 litres) – note: no heating costs as heat is supplied by geothermal
15. in house & outer deck sound and built in speaker system
16. side parking for extra vehicle or boat
17. new interior paint entire house 2013
18. natural gas outdoor taps top deck and bottom patio
19. wired for hot tub lower back patio
20. in house security system wired
21. radiant heat panels for ensuite bathroom floor
22. double garage with extra side storage or golf cart/boat space
23. 10 foot ceilings throughout home with 12 foot ceilings in large entrance foyer
24. accent lighting for wall art
25. lower level recreation room designed for both media and games (pool, darts, etc)

26. large efficient workshop on lower level
27. red oak hardwood flooring in beautiful condition in the Great Room, dining area, kitchen and main floor hallways. Carpeting in home is very high end and in excellent condition
28. large exposed-aggregate driveway
29. school bus goes right past front door