



Kelowna
Properties

FINE HOMES
INTERNATIONAL

Welcome to
3700 Jean Road, Kelowna, B.C.



A Prestigious 3,474 SF Estate in the Heart of South-East Kelowna

Spoil your family in this Elegant and Private Estate nestled on private 9.54 Acres not in ALR with beautiful Lake, City and Mountain Views.

A Paradise for the whole Family or a Gentleman Ranch and an excellent Investment.

Ideal as your Personal Retreat and for Prestigious Entertaining.

A rare Investment Opportunity and a Dream Home at \$ 749,000

Proudly presented by

Silvia & Guenther von Deichmann

Prudential Kelowna Properties

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www.OkanaganProperties.com & www.Immobilien.ca (German website)

SUMMARY OF FEATURES OF THIS ESTATE

Main Floor Area	approx.	1,708 sf
Second Floor	approx.	1,766 sf
TOTAL FINISHED LIVING AREA	approx.	3,474 sf

Living room	18'	X	28'
Dining room	19'9	X	13'11
Kitchen	17'2	X	9'10
Games and Recreation room	20'	X	13'3
Master bedroom	13'4	X	10'11
Bedroom 2	14'4"	X	13'4"
Bedroom 3 (currently den/ office)	10'10	X	10
Bedroom 4 (currently used as laundry)	18'7	X	17'3
The laundry can be moved upstairs			
Bathroom 1	16'3	X	6
Bathroom 2	4'5	X	6
Bathroom 3	15'6	X	5'9
Storage (future laundry)	7'11"	X	6'
Sauna	7'2	X	6'5
Cold and Wine Cellar	23'7	X	15'2
Workshop	22'	X	irr.
3 car oversized garage	38'	X	22'

The Games and Recreation Room could be divided to create another bedroom.

One of the bedrooms could be divided into two (if needed for children) because of its size.

The house has also the potential for a separate suite.

This information has been obtained from sources we believe to be reliable, and while thought to be correct is not guaranteed, expressed or implied by Prudential Kelowna Properties and is subject to conditions existing at the time of any transaction taking place and on inspection by the Purchaser. Measurements are approximate and should be checked again if essential.

SUBTLE TOUCHES MAKE THIS HOME DIFFERENT FROM ALL THE REST

- * Superb quality craftsmanship shows throughout the house.
- * Covered main entrance with arched wood door
- * Spacious foyer
- * Oak hardwood floors & wall to wall carpet
- * Pine doors and closet doors throughout
- * Generous room sizes
- * Extra wide hallways
- * Pleasant neutral colours/tones
- * Vaulted ceiling
- * Large windows (wood cased thermopane glazed)
- * Lake, city and mountain views
- * Floor to ceiling brick fireplace - gas
- * Open kitchen and living room
- * Oak kitchen cabinets
- * Entertainment sized dining area
- * Bayed sitting area with built in oak seating area
- * Central air-conditioning and energy saving heat pump installed in 2003
- * Lots of storage/linen cupboards & other build ins
- * Ceiling fan and track lighting
- * Potential 4 bed rooms or more
- * 4 pc main bathroom with jetted tub & separate shower
- * Powder-room
- * 3 pc bathroom
- * Sauna
- * All drapes & window coverings included
- * Dishwasher, built in cook-top, oven and microwave included
- * 2 Water filters
- * Built in vacuum system and attachments
- * Partial basement/crawl space and wine cellar or cool room
- * Best materials used in the entire house

OUTSIDE

- * Low maintenance grounds
- * Landscaped with underground sprinklers around the house
- * Approx. 1,140 feet of paved private driveway
- * Large parking area
- * Adjoining 3 car garage & workshop
- * Pond with waterfall
- * Separate huge barn – storage building – suitable for your RV
- * Gentle sloping property
- * Large cleared area suitable for horses
- * Mostly fenced

ZONING: A 1 Not in the agriculture land reserve.

In summary this is a fabulous family property, a horseman estate, a private retreat, a profitable land holding & much much more.

Only 10 minutes to shopping

Best of all..... IT CAN BE YOURS

To arrange an appointment to view and for additional information please call

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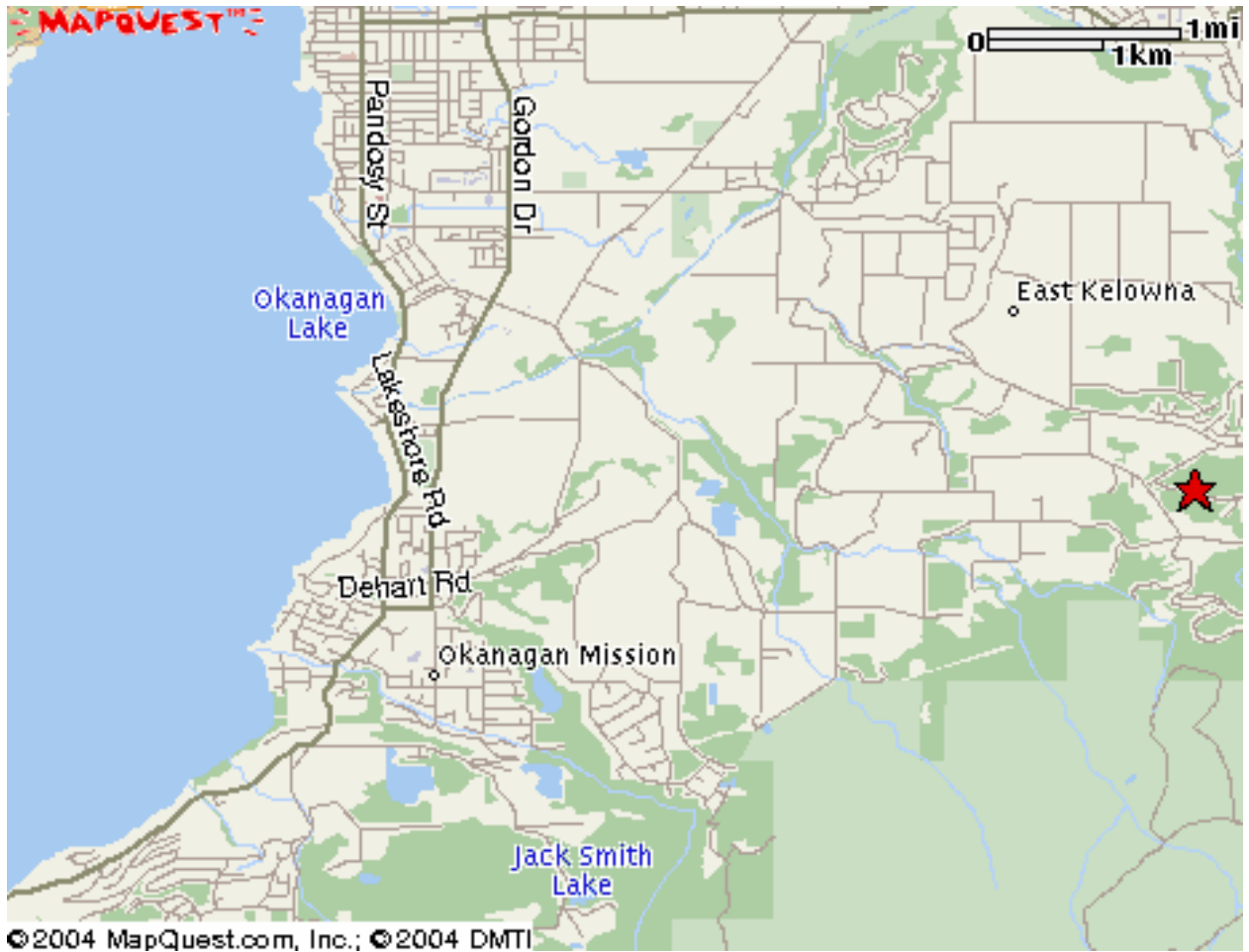










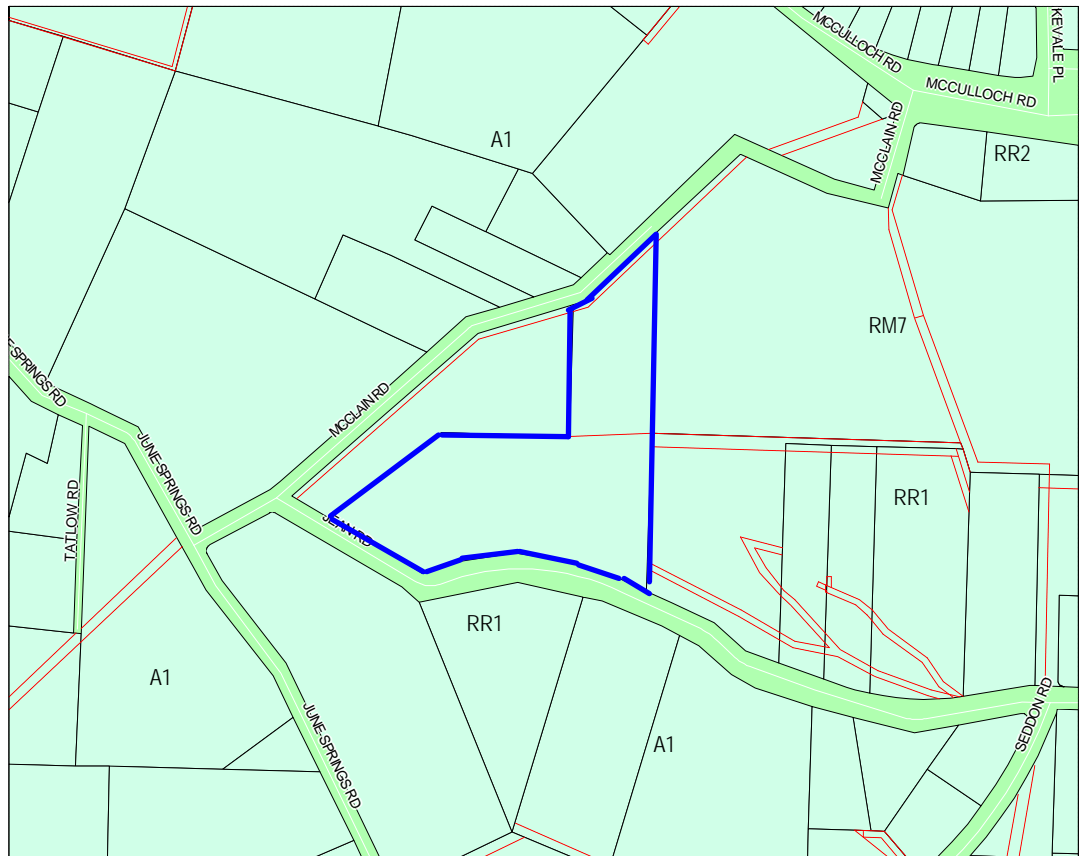


Location of the property 3700 Jean Road



3700 Jean Road

Abc	Zoning Text
	Easements
	City Boundary
	Road Names
	Properties
	Electricity Providers
	BC Hydro
	City
	West Kootenay
	Unknown



SCALE 1 : 6,704

