

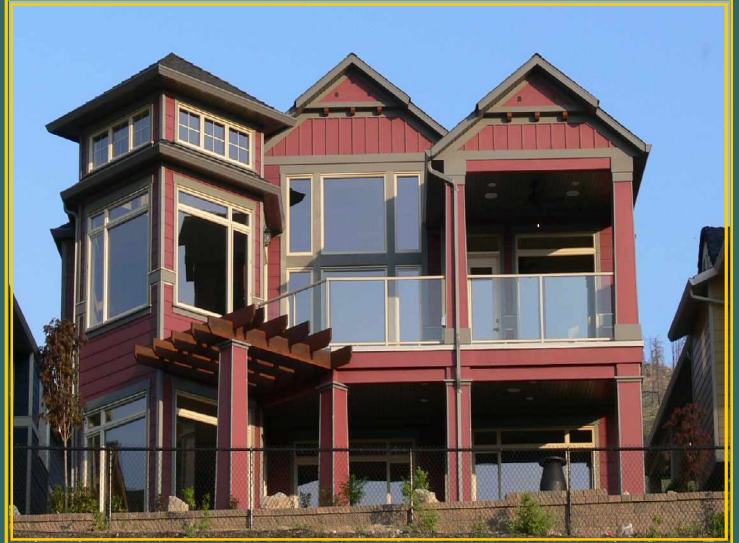
Show Home # 250-764-2199  
 5498 Mountainside Drive  
 Kelowna, BC V1W 5G4  
 Open Sat—Thur. 12:00-5:00

# “The Sussex”

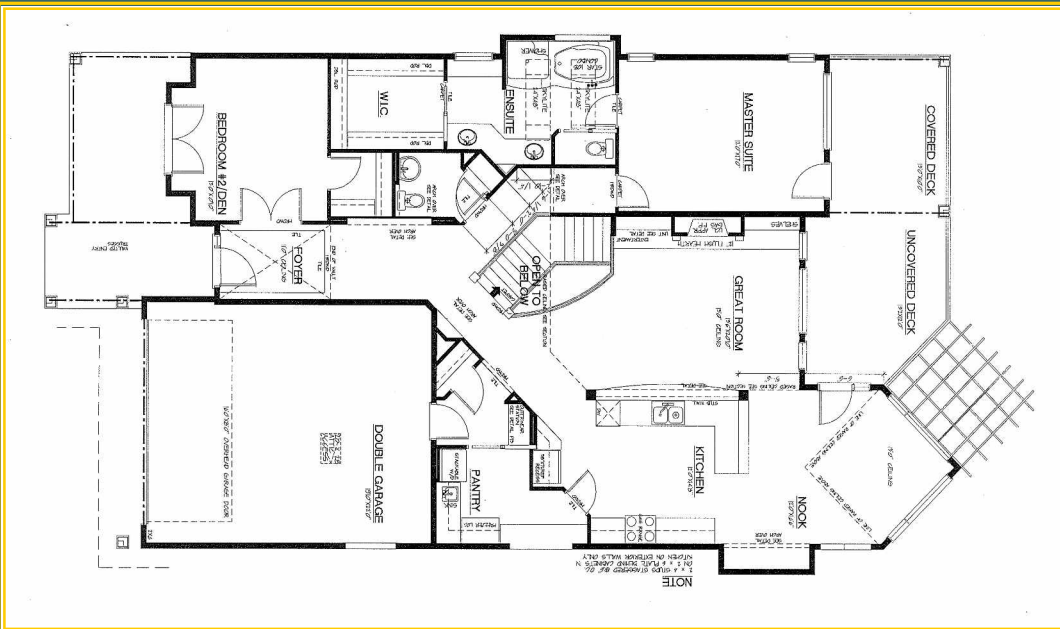
## 749,900

### Plus GST

202-5305 Main Street  
 Kelowna, BC, V1W 4V3  
 Office# 250-764-1306  
 Fax # 250-764-0996

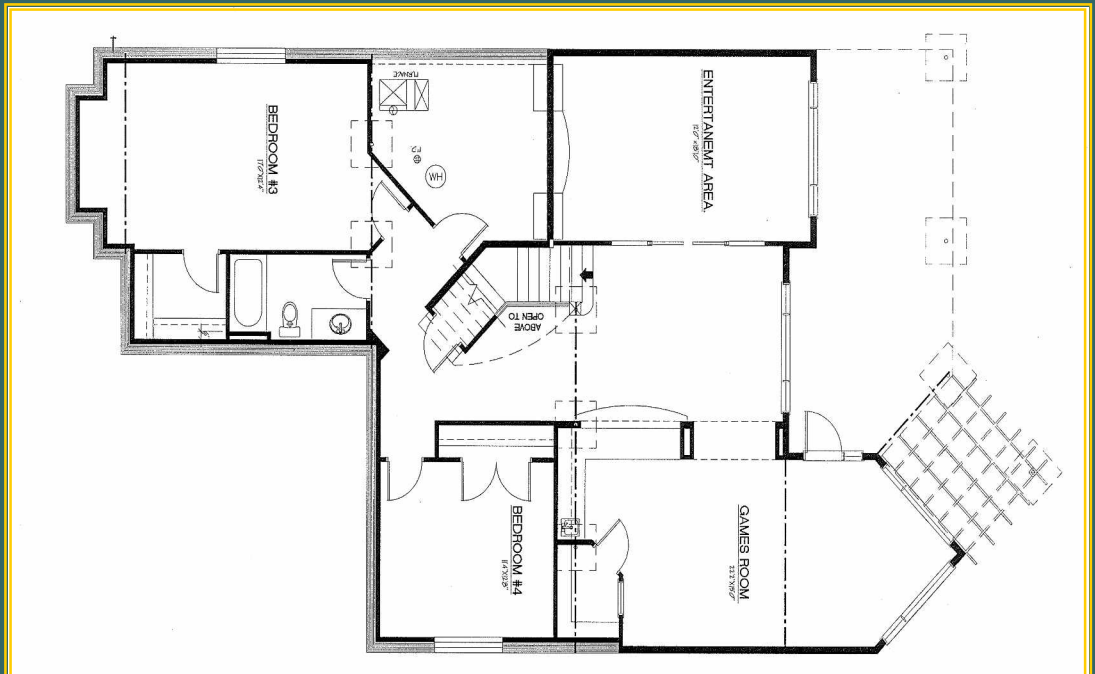


This 3,248 sq. ft. Executive Rancher was custom designed with lifestyle in mind. The open floor plan concept extends right to the outdoors where you will enjoy lake and mountain views. At night, bask in the moonlit sky while sitting beside your open gas fire pit or sit and relax at your martini/wine bar as you reminisce with family and friends. Your favorite music will come alive through your entire house audio system. A home like this will surely enhance your living experience.



- Designer light fixtures
- Alder wood kitchen and vanity cabinets
- Granite counter tops
- Custom millwork done in birch and knotty alder wood
- Theater room roughed in for surround sound system
- Wet bar with service area and glass shelving
- Scraped birch engineered wood flooring
- Natural stone, Porcelain tile Berber carpeting and Leather Flooring
- 6 zone-6source audio system complete with receiver, speakers and wall controls
- Moen and Toto plumbing fixtures

- James Hardie Concrete base siding
- 30 year architectural roof shingles
- Exposed architectural beam detailing
- Cultured stone columns
- Complete landscape with zoned irrigation system
- Wired for hot tub
- Gas fire pit
- 2 gas BBQ connections
- High efficiency Heating and Cooling system
- 60 gallon electric hot water heater
- 8 piece appliance package
- In floor Radiant heat in ensuite and lower level bath
- Central vacuum rough-in
- Security rough-in



All floor plans and renderings are artists conception. All floor plan dimensions are approximate only. Exteriors and features may vary depending on lot and options selected. Kentland Homes reserves the right to modify plans and specifications without notice or obligation