



162 Sendero Cres.
Penticton, BC



162 SENDERO CRES. PENTICTON, BC

This immaculately maintained family home in Sendero Canyon is a fantastic family property, with 5 bedrooms, a main floor office/den, lower level bonus room (currently used as a gym), and 3 full bathrooms. The upgrades throughout the 2021-built residence truly make it stand out from all the other homes in the neighbourhood. The bright main level features a stunning custom kitchen with oversized island, stainless steel appliances - including a double gas range, drawer microwave, double door refrigerator, and Bosch dishwasher, King-slide cabinets and drawers, and a handy pot-filler! The adjacent dining room has a matching buffet, there is a gas fireplace in the living room, and the great-room has access to the private covered deck with expansive mountain views - the perfect spot for entertaining. The primary bedroom is a stunning oasis, with huge ensuite with massive tile and river rock shower, double sinks, & digital shower controls, custom walk-in closet, and loads of windows, all with blackout blinds. The main level also has a second bedroom and full 4-pc bathroom. On the lower level, you'll find 3 additional bedrooms, a bonus room, family room and adjacent play room, and a full 5-pc bathroom. The possibilities are endless with this much space! All bathrooms feature heated flooring, all bedrooms feature blackout blinds, there is a hot water on demand system, finished two-bay garage, and so much more! This lot is special as there is only one true neighbour - the lot is bordered by the charming walking path and staircase on two sides, and the neighbourhood playground is only a 2 minute walk away. Located in the quiet crescent, and next to the cul-de-sac, there are so many opportunities for the children to run and play!

This home is owned by two licensed real estate agents who are not acting as such in this transaction.



| | | | |
|--------------------------|--------------------------|------------|--------------------------|
| 162 SENDERO CRES. | | | |
| Major Area | South Okanagan | Status | SLEEVE LISTING |
| Minor Area | PE - Columbia/Duncan | Possession | |
| City | Penticton | Title Type | Freehold |
| Type | Single Family - Detached | Title | Single Family - Detached |
| Style | Two Storey | Price | \$1,300,000 |
| Taxes | \$5,748.39 | | |
| MLS® | N/A | | |
| Year Built | 2021 | | |
| Zoning | R1 | | |
| Postal Code | V2A 0C3 | | |
| Strata/Assoc | No / No | | |

INTERIOR

| | | | | | | | |
|----------------|---------------------------|-------------------|---|-----------------|---------------------------|-------------|--------|
| Bedrooms | 5 + DEN | Beds Property | 5 | Beds Main Bldg | 5 | Beds Suite | |
| Bathrooms | 3 | Baths Property | 3 | Baths Main Bldg | 3 | Baths Suite | |
| Fin. Sqft | 3,218 | Beds Aux Bldg | | Ensuites | 4pc | Shop/Den | No/Yes |
| Above Grade | 1,603 | Baths Aux Bldg | | Construction | Frame | | |
| Below Grade | 1,615 | Fireplace | 1 | Accessibility | | | |
| Laundry | Lower Level | Fireplaces | Natural Gas | Basement | Walk-Out Access, Finished | | |
| Flooring | Vinyl Plank, Tile, Carpet | Interior Features | Dining Room Buffet, 2 x Double Vanity, Oversized Kitchen Island, Tankless Water Heater, Vacuum Roughed In | | | | |
| Levels | 2 | Appliances | AC, Dishwasher, Dryer, Microwave, Refrigerator, Gas Range, U/G Irrigation, Washer, Window Coverings | | | | |
| Ceiling Height | 9' Main, 8'6" Lower | | | | | | |

ROOMS (Total 3,218sqft)

| | Main Level | Lower Level |
|-----------------|----------------|-----------------|
| Total Area | 1,603 | 1,618 |
| Kitchen | 11'1" x 15' | |
| Dining Room | 11'7" x 14'8" | |
| Living Room | 12'6" x 14'6" | |
| Office/Den | 9'5" x 10'8" | |
| Pantry | 3'8" x 5'8" | |
| Primary Bedroom | 13'11" x 14'5" | |
| Walk-In Closet | 5'8" x 11' | |
| Ensuite | 10'1" x 10'9" | |
| Bedroom | 10'7" x 12' | |
| 4pc Bathroom | 5'11" x 8'2" | |
| Rec Room | | 16'10" x 17'10" |
| Playroom | | 11'5" x 13' |
| Gym | | 11'1" x 15'4" |
| Laundry Room | | 5'11" x 9'4" |
| Bedroom | | 13'8" x 13'9" |
| Bedroom | | 10'9" x 14'3" |
| Bedroom | | 10'8" x 13'11" |
| 5pc Bathroom | | 8'8" x 10'5" |

BUILDING

| | | | |
|----------------|--|----------------|----------|
| Storeys | | Total Units | |
| Floor location | | # of Buildings | |
| Building Name | | Builder Name | |
| Roof | Asphalt/Fiberglass Shingles | Foundation | Concrete |
| Building Feet | | | |
| Construction | Wood Frame, Fiber Cement Siding, Brick/Stone | | |
| Pool | No | | |
| Security | | | |

SERVICES

| | | | |
|-------------|-------------------------|-----------------|-------------|
| Heating | Forced Air, Natural Gas | Cooling | Central Air |
| Water | Municipal | Sewer | Municipal |
| Utilities | | Drainage | |
| Electric | | Property Access | |
| Other Equip | | | |

EXTERIOR

| | | | | | |
|-------------------|--|---------------|-------|----------------|--|
| Lot Sqft | 7,377 | Lot Acres | 0.169 | Lot Dimensions | |
| Secure Spaces | 2 | Garage Spaces | 2 | Parking Total | 4 |
| Garage Dimensions | 24'6" x 28' | | | Directions | |
| Parking Features | 2 Bay Garage | | | | |
| Exterior Features | U/G Irrigation, Fenced Yard | | | View | Peek-a-Book Lake, Mountains |
| Waterfront | | | | Patio/Porch | Covered Deck, Covered Patio, Covered Porch |
| Lot Features | Cul-De-Sac, Landscaped, Close to Schools, Quiet Area | | | | |

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BASEMENT PLAN



MAIN FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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FEATURES & UPGRADES

GENERAL

- Main Level ceiling height 9', Basement ceiling height 8'6"
- R20 insulation at house walls, R40 at house attic
- 95% High Efficiency forced air gas furnace
- Tankless water heater with recirculating lines - \$367.50
- Upgraded plumbing fixtures - \$7,875 above base
- 200 amp electrical panel
- Central vac roughed in
- Fully finished and painted garage - \$4,725
- Custom Century Lane cabinets - \$9,575 above base
- Addition of laundry sink and cabinet - \$1,050
- Upgraded flooring/tile work, including all bathrooms adding heated tile flooring - \$6,056 above base
- Addition of receptables in all bedrooms for TV outlets - \$790
- Addition of dedicated circuit/receptable in the gym - \$315
- Upgraded wifi thermostat - \$340
- Electrical receptacle added in small main floor closet for vacuum - \$210
- Window coverings - \$8,600

162 SENDERO CRES. FEATURES & UPGRADES

EXTERIOR

- Fiber cement exterior in Lite Grey
- IKO Limited Life Time warranty Class A Architectural roof shingles
- Exterior Cultured Stone in Echo Ridge Country Ledgestone
- Energy Star Plygem Windows complete with screens
- Fiber Glass exterior doors
- Wayne Dalton 5120 Sonoma Panel Steel Insulated Overhead Door complete with belt drive opener with remotes
- Stamped concrete to front driveway and front sidewalk from entry to driveway
- Patio at basement broom finished concrete
- Stairs from deck to yard in Timber Wood
- Ceiling fan box on exterior deck - \$315
- BBQ box on main floor deck and basement patio - \$525
- Upgraded landscaping - \$16,745 above base

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FEATURES & UPGRADES

KITCHEN

- Quartz countertops
- Undermount sinks, including double bowl Blanco Precis kitchen sink in Metallic Gray
- Gas range - \$367.50 for added connection
- Pot filler at kitchen range - \$420
- Upgraded appliances - \$6,060 above base
- Puck lights added at the kitchen - \$1,575
- Upgraded to microwave drawer - \$525 for electrical and install
- Quartz countertops added to dining room buffet - \$1,100
- Custom selected chimney hood fan - \$525
- Kitchen garburator

BATHROOMS

- Designer selected tiles for bathrooms, all including heating
- Added 2nd sink/faucet in basement bathroom - \$315

LIVING ROOM

- Natural gas fireplace with Southern LedgeStone Echo Ridge stone
- Added 4 LED pot lights at living room - \$630

PRIMARY BEDROOM

- Ceiling fan box in primary bedroom
- Upgraded primary bedroom walk-in closet - \$4,655 above base
- Upgraded primary ensuite shower with digital controls - \$1,470











