

THE BEACH HOUSES



KELOWNA'S MOST EXCITING LAKESHORE OPPORTUNITY. Panoramic lake views, a prime location, exciting indoor/outdoor architecture and exceptional interior design - The Beach Houses on Francis Avenue are well-suited to early retirees, 'empty nesters' and second home purchasers. The two homes of over 3100 square feet each have been thoughtfully designed to maximize 'Aging in Place' features in a prime location just minutes from Pandosy Village, Kelowna General Hospital and downtown, with the peace and quiet of a cul-de-sac site on the water, but right on the beautiful Abbott Street recreational corridor. One home has been sold leaving 1 unit for sale for May 2014 occupancy.

With open, light filled plans, including spacious central living areas opening onto large patio-gardens and outdoor kitchens, there's lots of free-flowing entertainment space. Highest quality finishings - including white oak floors and wool carpets - and professional grade kitchens complete the package.



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The Beach Houses

Huntington Homes is the developer of the multiple-award winning Abbott House, located in Kelowna's South Pandosy neighborhood. A trend setting, multi-family development comprising 48 customized condominiums, Abbott House set new benchmarks for quality and sustainable development in the city.

Huntington is replicating that success with a series of high quality infill developments that exemplify the city's desire to provide densification in appropriate locations.

With exciting, contemporary architecture by Patrick McCusker, and interiors by Juli Hodgson Design, The Beach Houses on Francis Avenue are ideal for early retirees, 'empty nesters' and second home purchasers. The two homes of over 3,100 square feet each have been thoughtfully designed to maximize benefits for discerning purchasers who seek:

- A prime location just minutes from the restaurants and retail amenities of rapidly expanding Pandosy Village (including the new retail shops at Sopa Square, and Urban Fare), and downtown. The quiet, private cul-de-sac, which offers privacy and security, is also oriented to walking and biking on the Abbott Street corridor, Kelowna's most sought-after and convenient neighbourhood.
- Unrivaled southwestern lake views on a quiet bay, just steps from a city park with tennis courts, and the Waterfowl Sanctuary to the north.
- 'Aging in Place' Design - with all bedrooms and media room/study en suite, and all future requirements located on the main floor, as well as upstairs and downstairs laundry.
- An open, light-filled plan and generously sized rooms, with lots of flexible space and big gallery walls ideal for the display of fine art. The tall, sliding doors open onto large, beautifully landscaped patio-gardens with outdoor kitchens - allowing for plenty of free flowing indoor/outdoor entertainment space. The additional courtyard patios are well-shaded and are plumbed for natural gas.
- Two bedroom and media/study (or three bedroom) plus 3.5 bathrooms.
- Luxurious lake-view master suite with his and hers walk-in closets and large private terrace.
- Exemplary fixtures and finishings including white oak hardwood and wool carpets, state-of-the-art pre-wired sound and professionally designed lighting, and professional grade kitchens with top quality appliances.
- Double garage with kayak racks.
- Energy efficient, high quality HVAC, hot water and irrigation delivery systems.
- Extensive but low maintenance landscaping.
- Ample storage and wine cellar space.

A 340 Francis Avenue, South Unit:

Main 1730 square'
Upper 1292 square'
Total 3022 square'

* Unobstructed view south west
* South Exposure, glass
* Closest to the street

Measurements:

Main Floor

Living Room: 13 x 23'2
Dining Room: 10' x 18'4
Kitchen: 10' x 18'5
Media/ Den: 14'3 x 16'2
En Suite: 6'1 x 16'4
Entry: 8'3 x 10
Powder: 4'6 x 5'5
Storage: 6' x 8'3
W.I.C.: 6' x 9'
Deck - Front: 18' x 23'2
Deck - Back: 18' x 23'2

Upper Floor

Master Bedroom 1: 16' x 16'
En Suite: 6'6 x 21'
W.I.C.: 7'6 x 7'6
Master Bedroom 2: 14'3 x 14'7
En Suite: 10'2 x 12'6
W.I.C.: 6'6 x 7'8
Deck - Front: 11' x 23'6
Deck - Back: 5'4 x 13'3

SOLD

B 340 Francis Avenue, North Unit:

Main 1773 square'
Upper 1391 square'
Total 3164 square'

* Private, quiet unit
* Large rear terrace entrance
* Larger on each floor

Measurements:

Main Floor:

Living Room: 13' x 23'
Dining Room: 10' x 18'4
Kitchen: 10' x 18'5
Media/ Den: 14'3 x 16'2
En Suite: 6'1 x 16'4
Entry: 10' x 8'3
Powder: 4'6 x 5'5
Storage: 6' x 8'3
W.I.C.: 7'9 x 10'6
Utility: 6' x 9'
Deck - Front: 18' x 23'2
Deck - Back: 4' x 15'6

Master Bedroom 1: 16' x 16'1
En Suite: 6'6 x 21'1
W.I.C.: 7'6 x 7'6
Master Bedroom: 14'3 x 14'7
W.I.C.: 6'6 x 7'8
En Suite: 10'2 x 12'6
Deck - Front: 11' x 23'6
Deck - Back: 5'4 x 14'2

* All measurement's are approximate, please verify if important.

