

FOR SALE AT FORDHAM



Proudly marketed by



Graham
Real Estate Team

PROPERTY HIGHLIGHTS



Experience luxury living in this quiet and exclusive Lower Mission neighborhood!

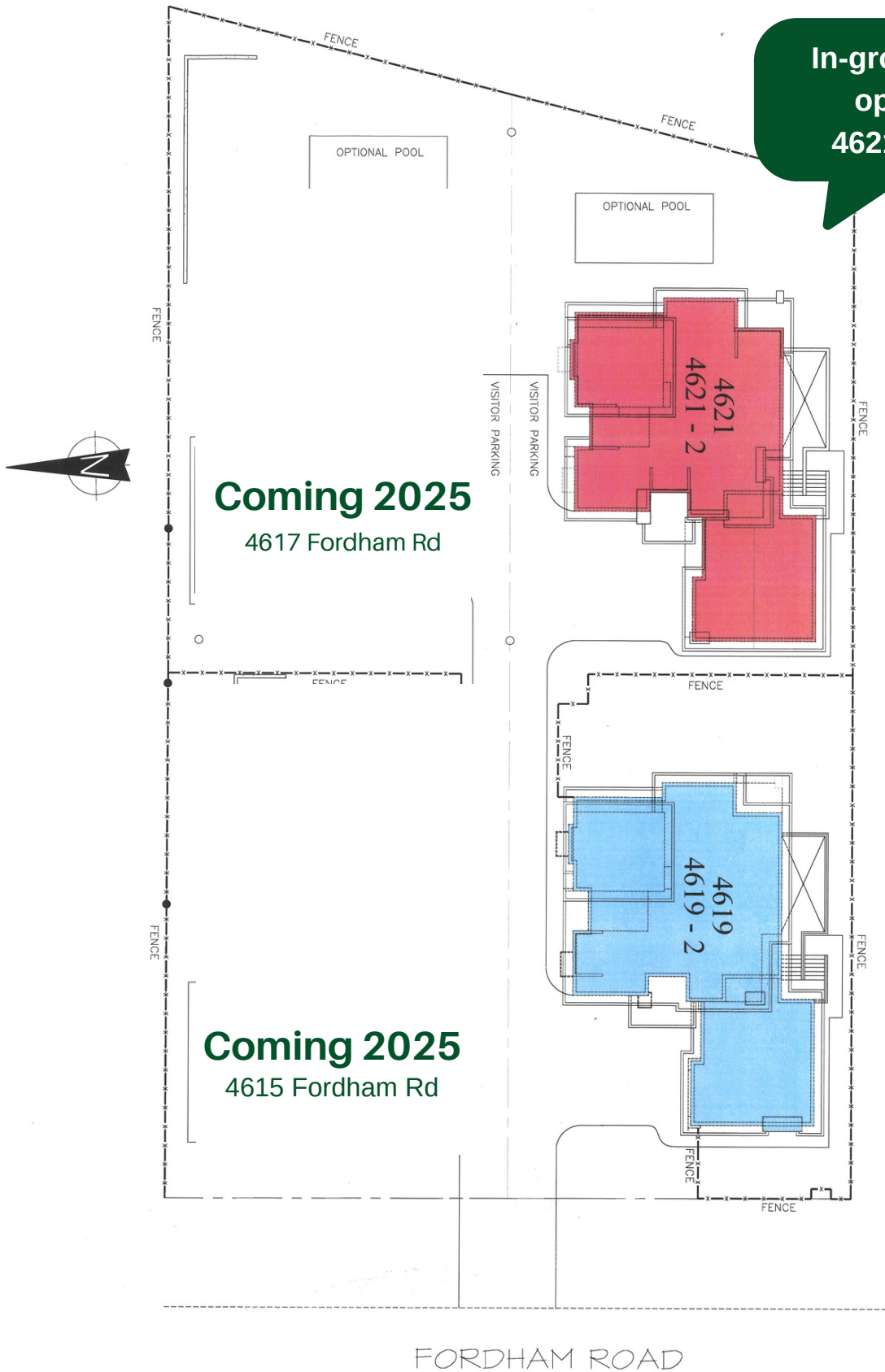
You will find exceptional attention to detail and expert design at every turn of this brand new 6 bedroom 5 bathroom home. An inviting main level showcases an open concept layout that provides seamless flow between the office, living, dining and kitchen spaces and easy access to your fully fenced yard with patio. Enjoy a chef's kitchen with high end stainless steel appliances, spacious island with seating, quartz countertops, custom Pedini Italian cabinetry and a connected butlers pantry for additional counter space and storage. The great room has impressive 12 ft ceilings, modern linear gas fireplace and large windows, allowing an abundance of natural light. This excellent upper level floor plan includes an exquisite primary suite with a 5-piece spa like ensuite and European style walk-in wardrobe. Two spacious bedrooms, an additional bathroom, well designed laundry room and a flex room ideal for the kids complete this level. Downstairs features an additional bedroom and bathroom for the main house, perfect for guests and a large 2 bedroom, one bathroom legal suite with dedicated sunken patio. A large garage with an EV charging station and additional storage volume is perfect for the toys. Close to beaches, shopping centers, schools, golfing, parks, breweries, vineyards and more!



4619 & 4621 FORDHAM ROAD



SITE PLAN



**In-ground pool
option at
4621 & 4617**

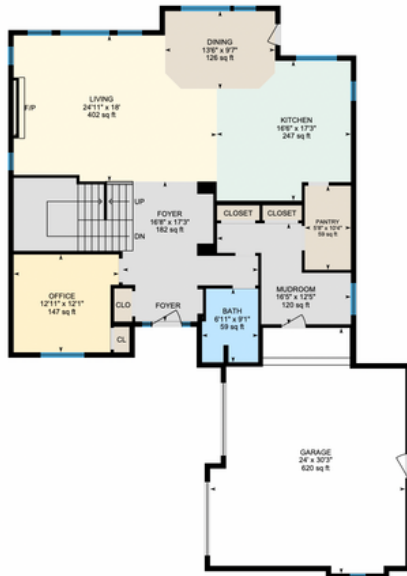
Coming 2025
4617 Fordham Rd

Coming 2025
4615 Fordham Rd

FORDHAM ROAD

*This representation is a guideline and plans are subject to change

FLOOR PLANS



MAIN LEVEL

Exterior Area : 1681 sq ft
Interior Area : 1565 sq ft
Excluded Area : 678 sq ft

Open Concept Entertaining



UPPER LEVEL

Exterior Area : 1602 sq ft
Interior Area : 1478 sq ft

Family Oriented Layout



LOWER LEVEL

Exterior Area : 1556 sq ft
Interior Area : 1434 sq ft

Two Bedroom Legal Suite









LOCAL AMENITIES



4619 Fordham Road is nestled in a quiet neighbourhood in the Exclusive Lower Mission area. Tucked away from the bustle but on the doorstep of all that Kelowna living has to offer makes this home a rare offering!



OKANAGAN LAKE

Okanagan Lake is popular for a wide variety of water sports including waterskiing, windsurfing, boating, paddle boarding, fishing and swimming.



WINERIES & BREWERIES

Wine tastings, tours, gourmet meals, live music and other events that are perfect for socializing and relaxing with friends and family right on your door step!



GOLFING & TRAILS

Close proximity to golf courses, walking and biking trails and a number of parks will help you and the family maintain an active lifestyle.



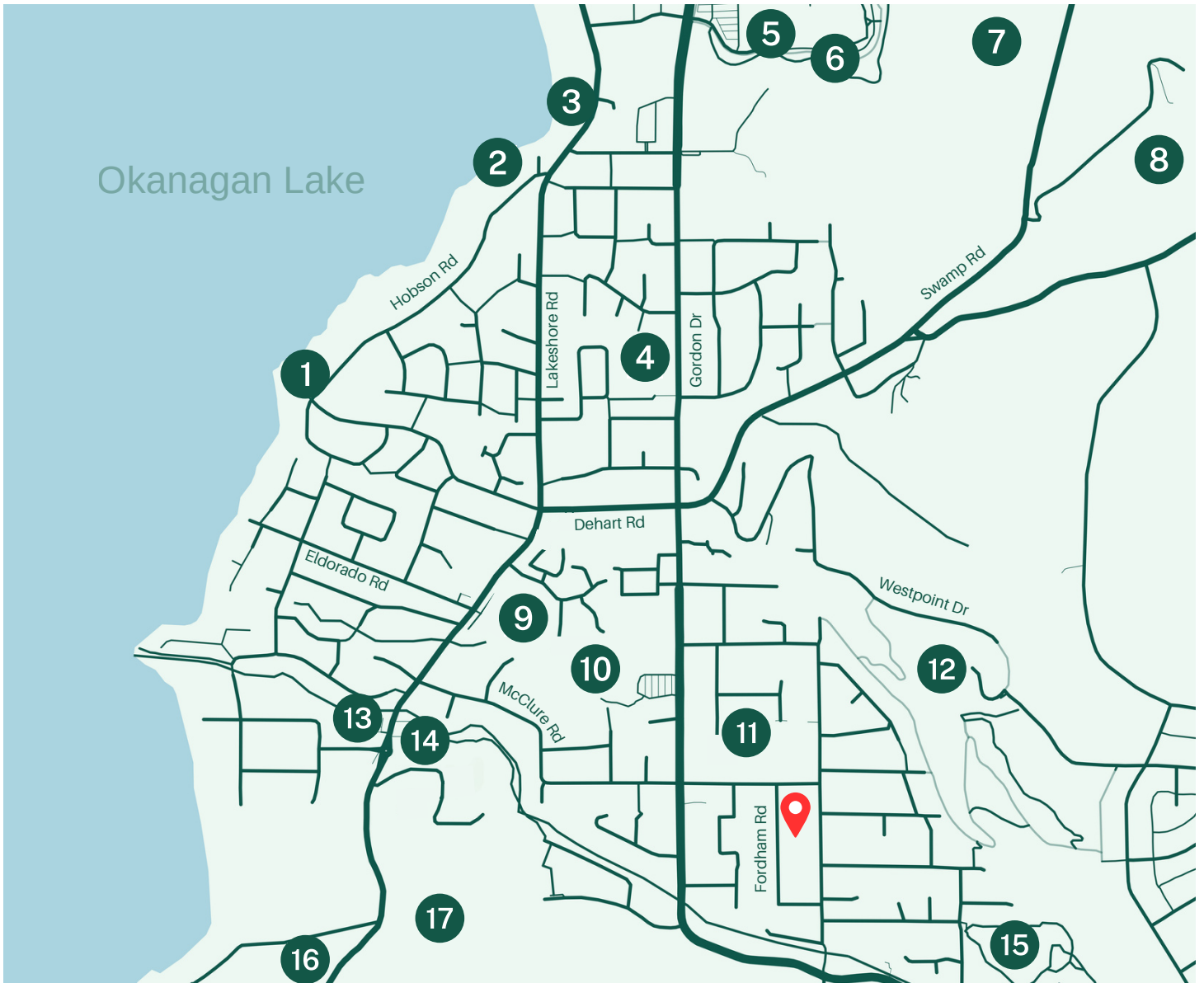
SHOPPING & SCHOOLS

Lower Mission is spoiled for urban amenities. Schools, shopping centres, pharmacies, restaurants, fitness facilities, sports fields, art galleries and more! You will find everything you need in this community!

LOCATION MAP



1. Sarsons Beach
2. Hobson Beach Park
3. Lakeshore B&B
4. Dorothea Walker Elementary
5. H2O Adventure & Fitness Centre
6. Capital News Centre
7. Michael Brook Golf Course
8. Tantalus Winery
9. Anne Mclymont Elementary
10. Okanagan Mission Secondary
11. Bellevue Creek Elementary
12. Mission Ridge Park
13. Sunshine Market
14. Restuarants & Breweries
15. Woodhaven Regional Park
16. Summerhill Winery
17. Sun City Cherries



15
MIN

Downtown Kelowna

28
MIN

UBC Okanagan

60
MIN

Big White Ski Resort



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