



Prime level LAKEFRONT home set privately on estate sized .45 acre lot with 100 ft of sandy beach. 3 bedroom rancher completely renovated in 2011. Lakeside cottage "feel" with contemporary flair. Licensed dock with covered moorage & lift. POOL with exceptional landscaping. Enjoy the nearby wineries, golf courses, shopping, and endless views of the vineyards and Okanagan Lake.

**1661 Pritchard Drive, Kelowna, BC**

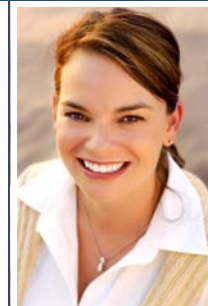
PROUDLY PRESENTED BY:



JANE HOFFMAN  
GROUP

Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)

Website: [www.janehoffman.com](http://www.janehoffman.com)



Kristy Huber



Jane Hoffman



JANE HOFFMAN GROUP

14-1470 Harvey Avenue, Kelowna, BC

**TEL: 250-860-7500**

## **FEATURES AT A GLANCE:**

Lot size: 0.451 acres, 170.15 ft. x 100 ft. with 100 ft. of water frontage  
Age: Built in 1976, Completely renovated in 2011  
Finished Area: 2640 sq. ft.  
Taxes: \$13,099.00 for 2011  
Exterior: Cedar  
Roof: Asphalt/Fiberglass shingles  
Garage: Oversized double garage, extra depth, work shop and bench and cabinets, 3 windows, exterior man door, 27.4 ft. x 23.4 ft.  
Fireplace: One gas fireplace  
Heating: Natural gas, forced air  
Cooling: Central air conditioning  
Water: Irrigation District  
Sewer: Connected  
Bedrooms: 3 bedrooms  
Bathrooms: 4, 2 full and 2 two-piece bathrooms  
Landscaping: Mature with underground sprinklers, in-ground pool, patio

**Inclusions:** GE Profile microwave fan hood, stainless dishwasher, side by side refrigerator with water dispenser 6 burner gas range, LG front load washer/dryer

### **Room Sizes**

Living Room: 17.9 x 22.2  
Dining Room: 10.8 x 11.3  
Kitchen: 18.4 x 14  
Master Bedroom: 13.6 x 16.4  
Master Bedroom Closet: 7.10 x 6.4  
Ensuite: 10.11 x 9.5  
Bedroom: 13.8 x 9.10  
Bedroom: 10.11 x 14.9  
Full Bathroom: 8.1 x 5.2  
Ensuite: 2-piece  
Bathroom: 2-piece  
Laundry: 16 x 6.5  
Media Room: 11.8 x 20.8  
Sunroom: 13.7 x 5.10  
Wine Cellar: 8.6 x 5.6  
Garage: 27.4 x 23.4

### **PLEASE NOTE:**

Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

## **Exceptional Features**

- Estate sized .45 acre lot, 100 ft of water frontage, licensed boat dock with covered electric lift
- Complete renovation 2011
- Double garage, 2 overhead doors, 1 man door, 3 windows, work bench, storage cabinets
- Well lit hallway with 2 skylight leads to house from garage, and pool area, double coat closets
- Solar heated pool, exposed aggregate deck , fenced yard
- Mature landscaping, private setting with perennials, garden shed
- Maple engineered hardwood flooring

### **Entry**

- Custom wood front entry door with horizontal glass detailing
- Spectacular lake view from the foyer through the open concept of the home
- Custom built in shelving to display art

### **Great Room**

- Vaulted ceiling with “washed” cedar decking, beams
- Features a floor to ceiling natural stone gas fireplace with wood mantel
- Built in Samsung flat screen TV
- Open to computer room with the view of the pool
- Sliding glass door to patio and lake

### **Dining Area**

- Open concept with the kitchen
- Sliding glass door to the lake and patio

### **Kitchen**

- Island kitchen with stunning view of the lake,
- Quartz counters, seating for 3 persons at the island, numerous drawers, storage cabinetry in island
- Wood cabinets, wood lined, soft close drawers, pantry unit with pull outs, lazy susan
- Stainless back splash, under counter lighting
- Recessed pot lighting, cedar decked ceiling stained a light “wash”
- Built in TV
- Sliding glass doors to the lake side patio

### **Computer/Sun Room**

- Enjoy the view of the pool and the serenity of the beautifully landscaped yard
- Built in shelving and desk area

### **Media Room**

- Carpeted room, sconce lighting, wet bar, cabinets
- 65 inch 3D Panasonic TV



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



## Wine Cellar

- Features windows to allow view from media room
- Wood wine racks and shelving, stone detail, 11'7 ft height

## Laundry Room

- Tile floor, cabinets

## Master Bedroom

- Magnificent view of the lake, sliding glass door to lake side cedar deck
- Walk in closet with make up vanity and skylight
- Luxury 5 piece ensuite bathroom, tile floor, 2 under mount sinks, quartz counter, subway tile with glass tile back splash, auto under cabinet lighting, walk in fully tiled shower with rain head, soaker tub with tile surround

## Bedrooms

- 2 guest bedrooms, each with carpet, double closet doors
- One of the bedrooms has an inviting view of the pool and private landscaped yard

## Bathrooms

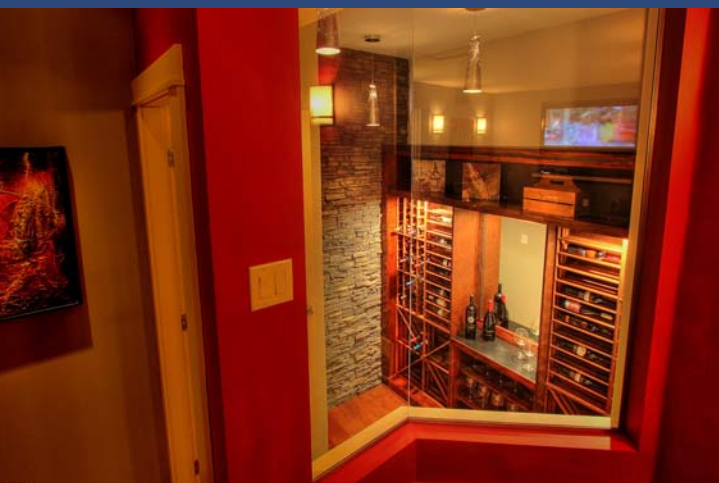
- 2 piece powder room off the media room, quartz counter, tile floor
- 2 piece bathroom accessed from outdoors for pool use plus an outdoor shower
- 5 piece master bedroom ensuite
- 4 piece main bathroom, quartz counters, under mount sink, subway tile back splash, tile floor, tub/shower combo with rain shower head

## Renovations Include:

- New Floor plan
- Walls removed in kitchen and living areas
- Walls shifted to expand kitchen, bedroom, walk-in closet and bathroom areas
- Structural Microllarn beam in living area
- Boathouse area incorporated into house with media room and wine cellar
- New furnace and A/C
- Cold air return routed through attic space (urethane spray insulated)
- Insulated ceiling box pot lights (urethane spray covered)
- Acoustic and fire insulation throughout (safe and sound)

- Replaced and upgraded plugs, switches, fixtures throughout
- Category 5 wiring added
- All new plumbing and bathroom fixtures
- New tubs, custom 10 mil. glass shower
- Upgraded irrigation from house and pool lines in Utility
- New media room powder room
- Gas range and fireplace
- All new kitchen and bathroom cabinets with quartz counters
- Maple engineered flooring throughout, glued on concrete
- Floors leveled throughout, new tile and carpet throughout
- Glass and stainless steel back splashes
- Ceilings redone - coffered and detailed
- New doors and hardware throughout
- New Exterior hallway door,
- New Front door and side lights
- Glass doors shifted to Master bedroom
- New stainless steel appliances throughout
- Media room with 65' 3D Panasonic Television, wet bar
- Interior and exterior audio
- Built-in Tv's in kitchen and living area
- Stone work in living area and wine cellar
- Custom Wine Cellar with 10 mil. glass
- Interior paint, millwork and finishing
- Exterior paint and finishing
- New fencing
- Servicing of irrigation, pool, and solar heat for pool







©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011



©CJM 2011