



Defining extraordinary!

Sophisticated hi-tech design offers superior outdoor entertaining areas with pool, expansive patios and decking set on lake access canal complete with boat dock.

Contemporary elements combine with naturally inspired materials to create this modern, warm design.

Triple car garage.

Located on prestigious Pritchard Drive

Low maintenance lifestyle for this spectacular waterfront home.



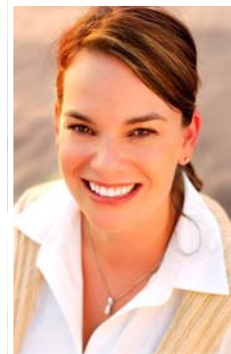
1702 Pritchard Drive, Kelowna BC

Proudly Presented By:



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JANE HOFFMAN GROUP

14-1470 Harvey Avenue, Kelowna, BC

Features at a glance:

Lot size: 0.19 acre, 70 x 120 ft.

Age: Built in 2007

Taxes: \$12,481.00 for 2011

Finished Area: 5950 sq. ft.

Main: 3200 sq. ft.

Above Main: 1250 sq. ft.

Below Main: 1500 sq. ft.

Exterior: Stucco

Roof: Tar and Gravel

Water: Irrigation District

Sewer: Connected

Heating: Natural Gas Forced Air

Cooling: Central Air Conditioning

Fireplaces: 5 gas fireplaces

Bedrooms: Five

Bathrooms: Six full bathrooms

Exterior Features: Pool, Hot tub, Deck, Patio,

Underground Sprinklers

Inclusions:

- 6 burner Jennair gas cook top with griddle, stainless fan hood with 4 halogen lights
- Jennair wall oven, warming oven, microwave
- Asko dishwasher, Sub Zero refrigerator.
- Maytag washer/dryer
- Stacked Frigidaire washer/dryer in the guest suite

Please note:

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

Room Sizes:

Room Sizes – Main Level

Living Room: 22 x 16

Dining Room: 11 x 16

Kitchen: 17 x 21

Family Room: 16.5 x 16.5

Bedroom: 13 x 12

Bedroom: 15 x 14

Bedroom: 13 x 14

Room Sizes – Lower Level

Bedroom: 16 x 12

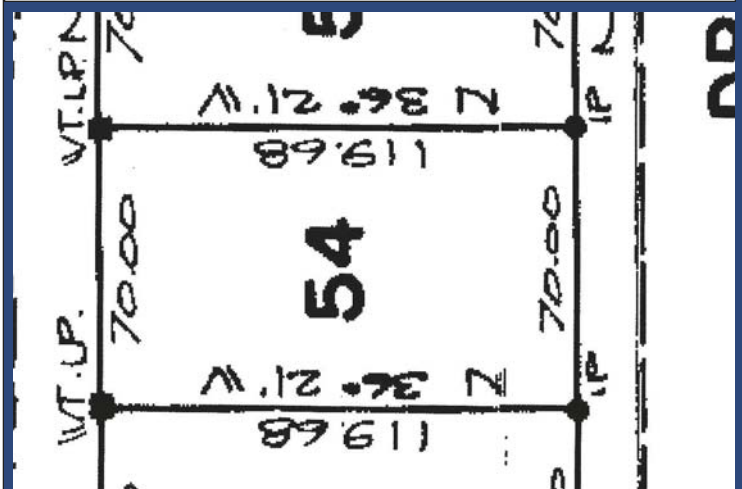
Bathroom: 13.5 x 12.9

Games Room: 26 x 24

Room Sizes – Upper Level

Master Bedroom: 29 x 26

Ensuite Bathroom: 17.5 x 24.5





Features of this Exceptional Home

- Prestigious Pritchard Drive location
- Dock on the canal, covered moorage, with manual boat lift, lounging deck
- Entertainer's dream, complete with easy access to Okanagan Lake
- Triple garage with high ceiling, parking for 4 vehicles plus RV side parking that will accommodate a 45 ft trailer, 220 V hook up
- Approximately 2500 sq ft of deck space
- Oak hardwood floors, finished on site
- Built in sound system in kitchen, dining room, great room
- **Hot tub, salt water pool**, "L" shaped approximate dimensions 12x34 ft
- Privacy wall on both sides of the rear yard, stamped concrete patio, artificial turf Extensive use of exterior lighting, both front and rear yards
- Storage shed
- 3 air conditioner units, 3 forced air high efficiency furnaces, each floor has hot water tank
- Low E windows
- Electric blinds on the main level living area
- Custom cabinets, all with granite
- Heated crawl space
- Self contained 1 bedroom Guest Suite with separate entrance

Entry

- Water feature and pond at front entry
- Tiled foyer, spacious walk in closet with auto lights, extra storage
- Staircase to main level, glass railing, tiled stairs with step lighting

Office

- Conveniently located off foyer, tile floor

Great Room

- Features a 2-way gas center slate fire place with raised hearth
- Fireplace defines Great Room and Sitting/Media Area
- Sliding glass doors to deck with view of the lake and gas outdoor fire place
- Built in cabinetry with granite counter

Dining Room

- Open concept with Great Room and kitchen
- Built in china cabinet, granite countertop

Kitchen

- Fabulous gourmet kitchen with panoramic views of the lake and canal
- 2 islands, granite counters, "julien" sink
- Custom wood cabinets, pantry unit with pull outs
- Sliding glass door to huge deck, gas barbecue outlet
- Main level - **laundry room**
- **Bedrooms** - main floor, each with ensuite bathroom

- **Bedroom 1** – View of the lake, sliding glass door to sundeck and outdoor gas fireplace
- 4 piece ensuite, Kohler under mount designer sink, heated tile floor
- **Bedroom 2** – View of the canal, sliding glass door to deck, 3 piece ensuite with walk in shower, granite counters, heated tile floor
- **Bedroom 3** – Sliding glass door to deck, view of the canal

Master Bedroom Suite - Upper Level

- The third floor is totally dedicated to the master bedroom
- Hardwood stairs with step lighting lead to this private retreat
- Stunning, views of the lake, canal and Mission Hills winery, both front and back balconies
- Panoramic mountain and lake vistas, 2 sets of sliding glass doors to the lake view deck
- Dramatic slate gas fireplace with large fire box, flanked by windows that view the lake
- Hunter Douglas blinds, his/her closets
- Oak hardwood floors, custom built in headboard
- Separate furnace, separate hot water tank
- **Luxurious spa-like 5 piece ensuite**, jetted soaker tub with hand shower, separate toilet, double sinks, granite counters, over sized tile steam shower with 2 rain heads, body jets, granite bench, heated tile floor

Bathrooms

- 3 piece ensuite bathroom, main floor bedroom
- 4 piece ensuite bathroom, main floor bedroom, under cabinet lighting
- 4 piece main level bathroom, heated tile floor, soaker tub
- 4 piece lower level bathroom in the guest suite, tile floor, tub/shower combo
- 3 piece bathroom off the foyer with walk in shower, tile floor, pedestal sink
- 5 piece master bedroom ensuite

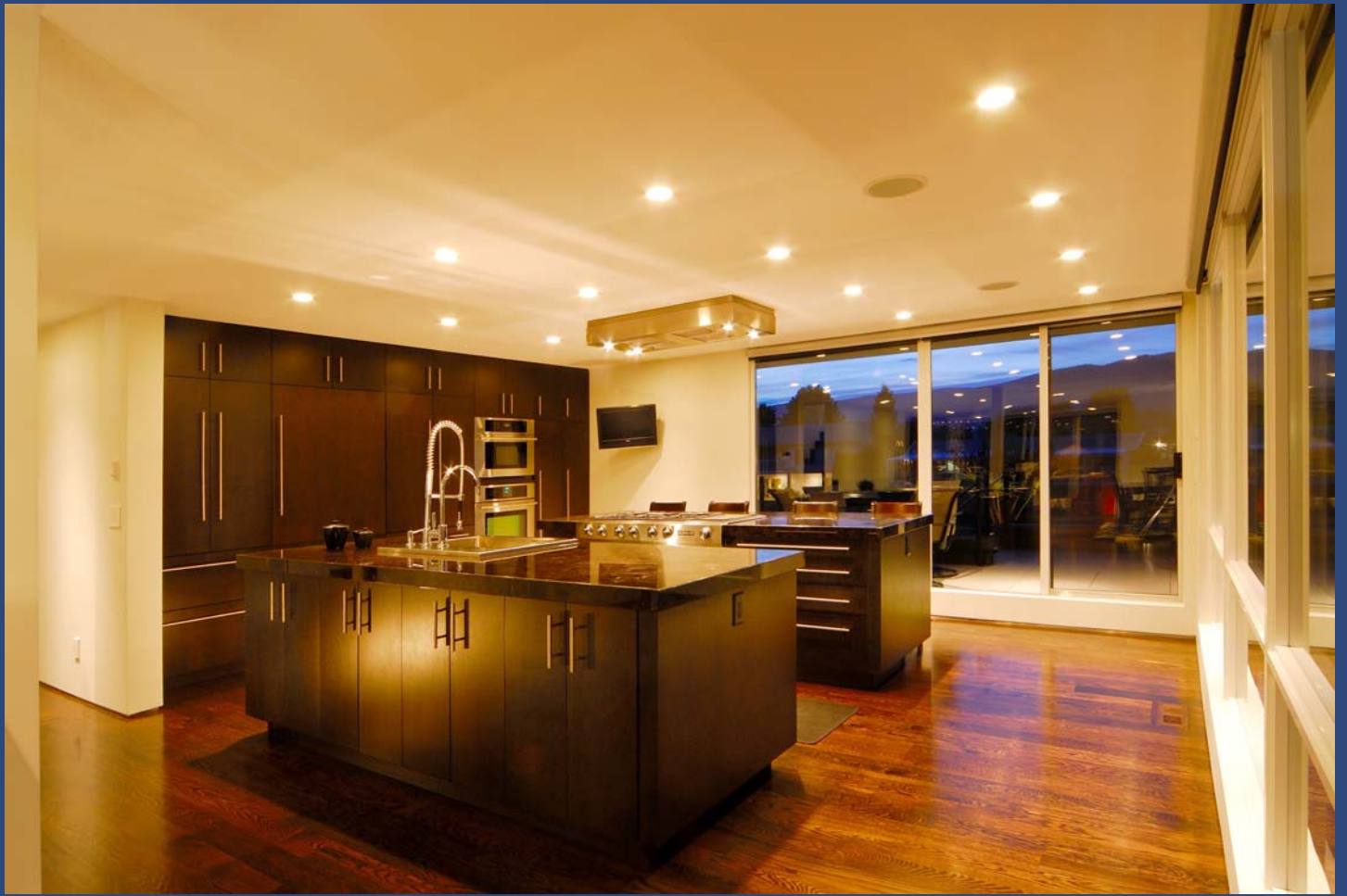
Lower Level

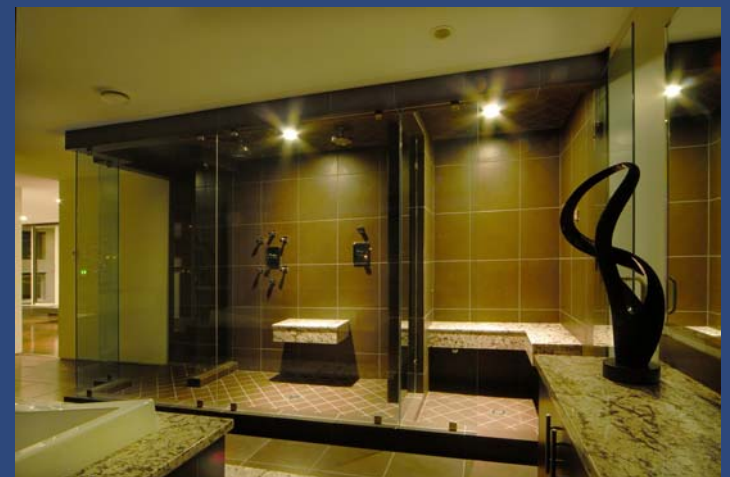
Family Room/Media Room with Wet Bar

- Cozy room features slate tile gas fireplace, built in entertainment center wall of cabinetry
- Carpet, Danby wine fridge, microwave
- Wet bar, slate tiled floor, granite counter
- Sliding glass door to patio and pool

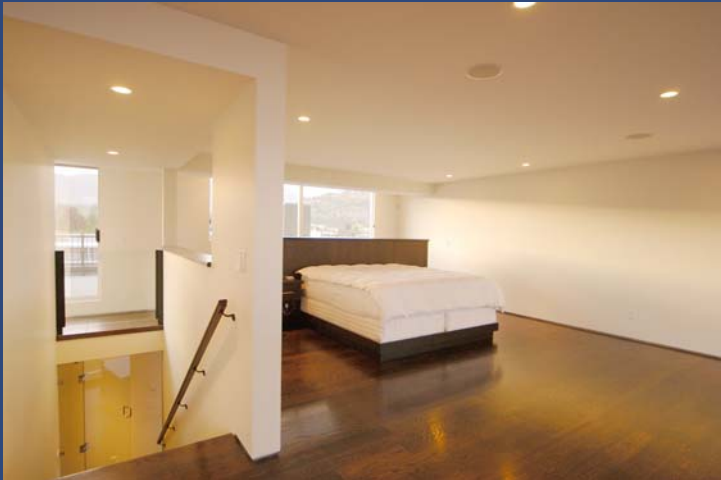
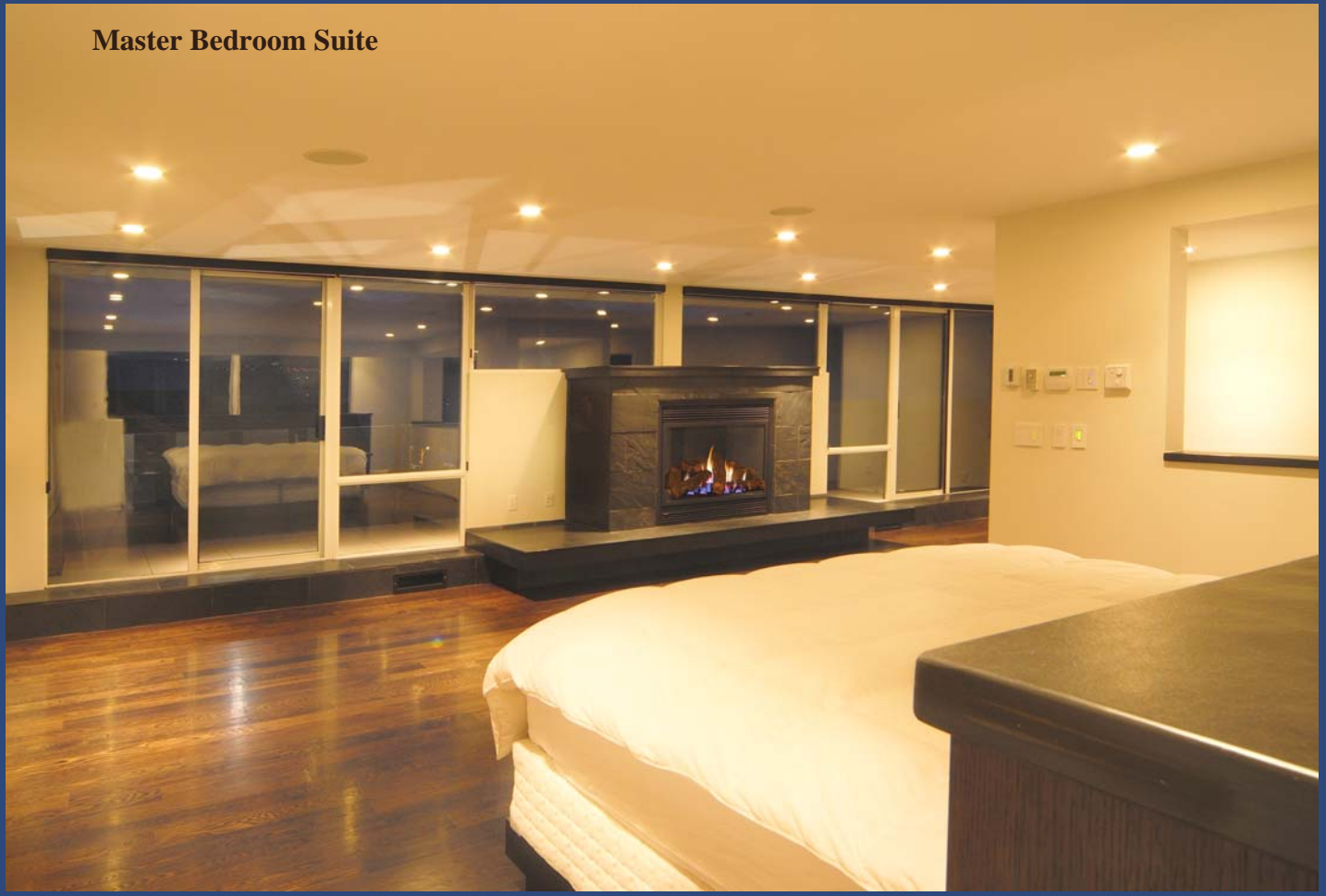
1 bedroom Guest Suite

- Separate side entrance
- Living room is carpeted, slate gas fire place, built in niche for TV
- Sliding glass door to pool and patio
- Kitchenette





Master Bedroom Suite



5-piece ensuite bath

