



Located in one of the most desirable lakeshore neighborhoods.

This 13.32 acre level site on Okanagan Lake offers 284 ft. of pristine beachfront, boat dock, deluxe guest house.

Architecturally designed custom home set privately on the manicured grounds with private, gated entry.

Entertainment sized rear patio complete with in ground pool.

Farm status for the balance of the land, lease in place.

1475 Pritchard Road - Kelowna, BC

PROUDLY PRESENTED BY:



JANE HOFFMAN
GROUP

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KRISTY HUBER



JANE HOFFMAN

TEL: 250-860-7500



JANE HOFFMAN GROUP

14-1470 Harvey Avenue, Kelowna, BC

FEATURES AT A GLANCE:

Age: Built in 1997

Lot size: 13.3 acres, with approximately 284 ft. of water frontage

Main Home Finished Area: approx. 4504 sq. ft.

Guest House: approx. 2177 sq. ft.

Exterior: Stucco

Garage: Triple

Roof: Concrete Tile

Bedrooms: 5, 2 in main residence, 3 in caretaker/guest house

Bathrooms: 7, 3 full and 2 two-piece bathrooms in main residence and 2 full bathrooms in caretakers residence

Water: Irrigation District

Sewer: Connected

Heating/Cooling: Natural gas forced air

Fireplaces: One gas fireplace

Inclusions: Bosch paneled dishwasher, trash compactor, Dacor 4 burner gas cook top with griddle, 2 Dacor wall ovens, Amana side by side paneled refrigerator with ice/water dispenser, Panasonic microwave, Kitchen Aid washer/dryer, All window coverings

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.

Room Sizes – Main Residence

Living Room: 21.3 x 20.8

Kitchen: 31 x 17.7

Dining Room: 15.8 x 13.8

Family Room: 24.1 x 15.6

Den/Office: 20.2 x 16.9

Foyer: 17.3 x 8.11

Master Bedroom: 20.9 x 20.11

Ensuite: 14.11 x 14.11

Bedroom: 17.4 x 12.7

Ensuite: 3-piece

Full Bathroom: 8.4 x 5.6

2-piece Powder Rooms: Two

Caretaker's or Guest Residence

Main Level

Living Room: 23.1 x 16.2 - Main

Kitchen: 9.8 x 8.10 - Main

Bedroom: 11.2 x 16.8 - Main

Laundry: 13.8 x 9.4 - Main

Bathroom: 6.11 x 6.7 - Main

Upper Level

Bedroom: 17.3 x 13.3

Bedroom: 17.1 x 11.10

Bathroom: 7.11 x 8.7









Exceptional Features:

- Gated, secured entry to grand estate lakeshore property - 13.30 acres
- Approx. 284 ft. of water frontage
- Boat dock with electric lift
- Paved driveway with additional of parking
- Exposed aggregate driveway with paving stone bordered detail leads to the home
- Tiled roof
- Timbered arbors and pergolas define outdoor living spaces and patios
- Natural gas, forced air heating
- High efficiency furnace, heat recovery ventilation system
- Tile floors throughout, except, the master bedroom and den are carpet
- Dramatic vaulted ceilings with timbers and wood beams, open design will beautiful flow as you move throughout the home
- Silhouette blinds
- 3 ft crawl space accessed in the utility room
- Solid fir interior doors, fir paneled closet doors
- Wood baseboards
- Lots of custom closets and storage
- Sky lights for abundant natural light
- Triple garage, single plus a double overhead door, 2 storage rooms
- Detached equipment storage building
- Salt water pool with auto cover, glass fencing so as not to obstruct the view of the lake
- Hot tub, built in sound
- Huge outdoor living space, outdoor kitchen, cabinets, granite counter, double sinks, built in gas barbecue, beverage fridge

Foyer

- Solid oak double front entry doors
- Vaulted ceiling, corner windows
- Enjoy views of the lake upon entering the home

Great Room

- 2 sets of double French doors to access the front patio, ease of outdoor/indoor living.
- The patio is positioned to take full advantage of the panoramic expanse of the estate
- Timbered arbors, interlocking brick patio
- Gas fireplace with granite surround, large raised granite hearth

Dining Room

- Recessed niche, vaulted ceiling, track and recessed lighting

Family Room

- Views the lake and pool area, wall of windows
- Open to nook and kitchen
- Cozy room with built in fir cabinets
- French door to the lakeside patio

Nook

- Built in fir cabinets separate the nook from the family room
- Cabinets on both sides of the divider
- French door to patio

Kitchen

- Abundance of "honey" maple custom cabinets
- Tiled backsplash
- Under cabinet lighting
- Corian island and counters, Corian sink in island
- Double sink with view to lake and pool
- Island with raised eating bar
- Walk in pantry with counter space, shelving
- Recycling pull outs, 2 appliance caddies
- Telephone desk area

Den

- Views the lake
- Built in entertainment centre, shelving and cabinets
- Double French doors to lake side patio and pool

Laundry Room

- Cabinets, deep laundry sink

Mud Room

- Easy access from garage

Bathrooms

- 2 piece powder room, tiled floor and half wall, pedestal sink
- 6 piece master bedroom ensuite
- 4 piece bathroom, tile floor, and half wall, tub/shower, Corian counter
- 3 piece bathroom, walk in shower, tile floor, Corian counter top and sink
- 2 piece powder room, tile floor, Corian counter and sink



Master Bedroom Suite

- Double French doors to enter this private retreat
- Double French doors to the patio
- Corner view windows
- Indirect mood ceiling lighting
- Spacious walk in closet with sky light
- Built in shelving, drawers, organizers
- Luxurious 6 piece ensuite:
- Separate bidet and toilet space, 2 Corian sinks and Corian counter tops, soaker tub with hand shower, walk in shower, "blonde" maple cabinets

Guest Bedroom

- Complete with 4 piece ensuite bathroom
- Access to side patio

Detached 3 bedroom Caretaker's or Guest Cottage

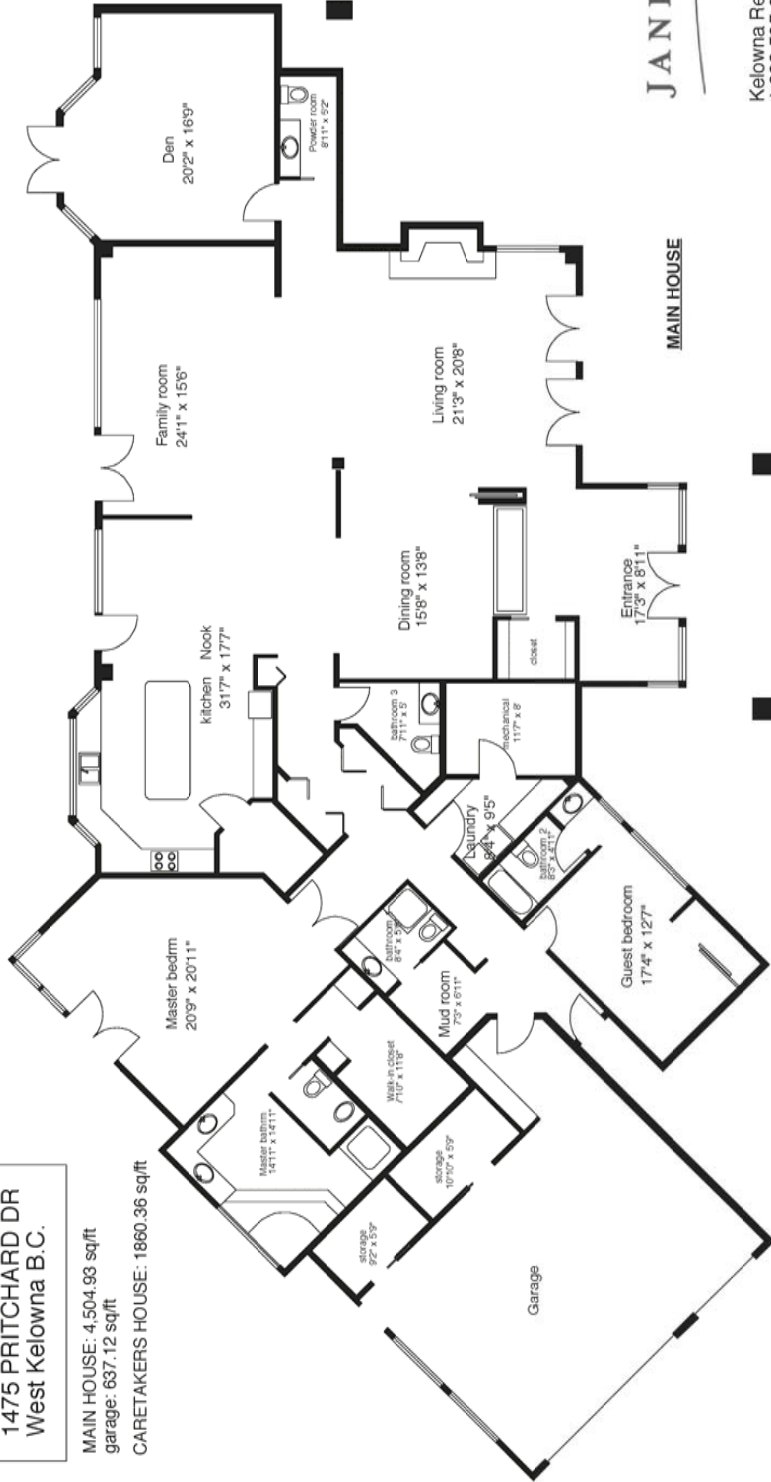
- Steps from the lake and beach
- 2 full bathrooms
- Covered patio lakeside with interlocking paving stones
- Tile floor throughout, Berber carpeted stairs, Berber carpet in the bedrooms
- 3 piece bathroom, walk in shower, tiled floor, main level
- 4 piece tub/shower combo, upper level
- Bedroom 1 – vaulted ceiling, closet, carpet
- Bedroom 2 – view of the lake, vaulted ceiling, 2 closets
- Storage closets on the upper level, 2 walk in closets
- Natural gas forced air furnace, air conditioning
- Stacked washer/dryer
- Laundry room with sink and cabinets
- Built in vacuum
- Storage under the stairs
- Kitchen with all appliances
- Double sinks, custom wood cabinets, tiled back splash
- Double French doors to patio



1475 PRITCHARD DR
West Kelowna B.C.

MAIN HOUSE: 4,504.93 sq/ft
garage: 637.12 sq/ft

CARETAKERS HOUSE: 1860.36 sq/ft

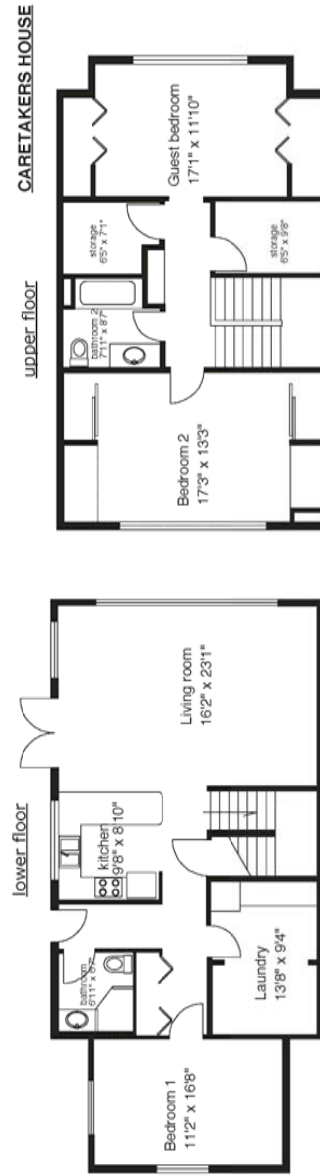


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Kelowna Real Estate
1 888 535 6962

JANE HOFFMAN GROUP



Visualark
250-3992947

**REFERENCE PLAN OF LOT 1,
PLAN 2685 EXCEPT PLAN 15148,
ACCREDITED LAND LYING
ADJACENT THERETO AND
CLOSED ROAD, D. L. 434,
O. (FORMERLY K) D. Y. D.**

PURSUANT TO Sec. 100(1)(b), LTA
DCGS 82 E 083

SCALE 1 : 1250 (All distances are in metres)

LEGEND

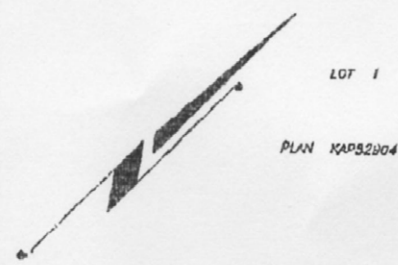
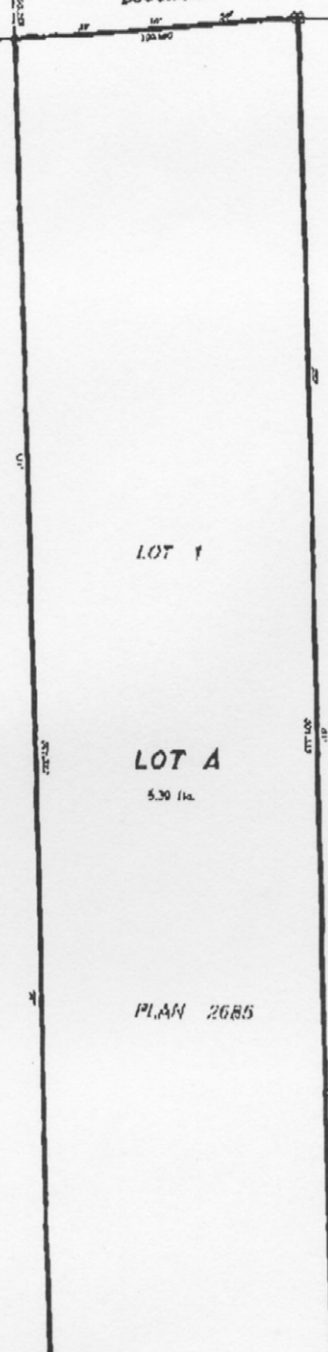
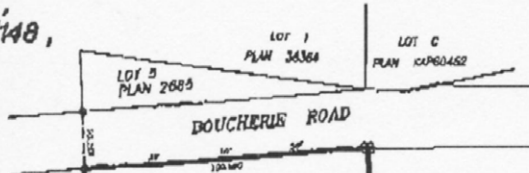
- Bearings are astronomic and are
derived from plan 2685
- ⊗ - non standard round iron post found
 - - iron post found
 - - iron post placed

PLAN NO KAP 69814

Deposited in the Land Title Office at Kamloops, B. C.
this 18 day of SEPTEMBER, 2001.

Don Smith
Registrar

KR04368



OWNER-

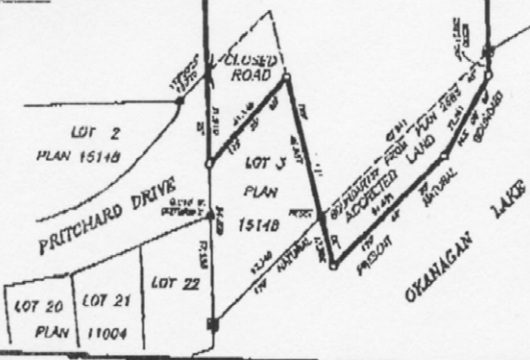
William Richard Bennett
William Richard Bennett

Witness
N.R. Denby MR. RAYMOND DENBY
address 2-1470 Water St. Kelowna, B.C.
occupation B.C. LAND SURVEYOR

CERTIFICATE UNDER LAND TITLE ACT, Sec. 84(1)(e), LTA

The unregistered land included within this plan
is deemed to be lawfully accreted land
adjoining Crown land

Richard
Minister of Sustainable Resource Management
Victoria, B.C. Dated July 28, 2001
0248224



I, N. R. Denby, a British Columbia land surveyor of the City
of Kelowna, in British Columbia, certify that I was present at
and personally superintended the survey represented by this
plan, and that the survey and plan are correct. The survey
was completed on the fourth day of July, 2001

N.R. Denby
R.C.L.A.
RUNNALLS DENBY AND ASSOCIATES
land surveyors

2-1470 Water Street
Kelowna, B.C. V1Y 1A6
Phone (250) 762-7322
Fax (250) 762-4413
E-mail: denby@runnalls.ca
FILE 1063582P

This plan lies within the
Regional District of Central Okanagan.

ACT. Sec. 94(1)(c), LTA
in this plan.
ed land

Management
2001

gan.

