



South East Kelowna Estate Acreage

18.77 acres in a tranquil rural setting. The home is set to capture the best views imaginable. Sweeping panoramic views of the valley and the lake.

Majestic Georgian inspired architecture opens to the warmth of traditional elements combined with modern luxury.

Over 8000 square feet of finely proportioned rooms. Some of the remarkable features are the 23 foot ceiling height, solid 14 ft. doors, marble, granite and quartz surfaces, incredible lighting, unique design elements.

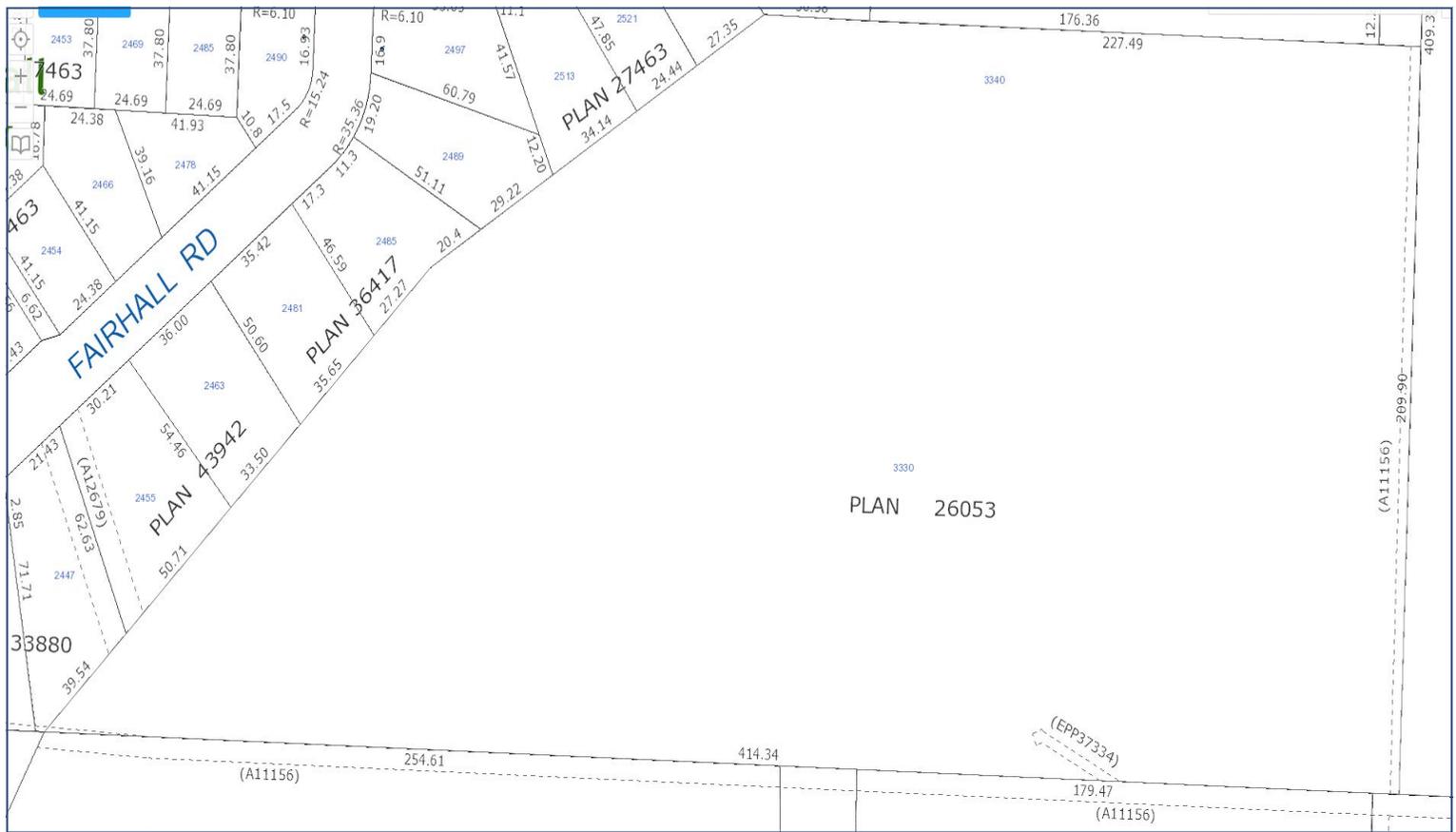
Professionally installed pool and pinot noir, pinot gris and chardonnay grape vineyard.

Proudly Presenting

3330 Neid Road



JANE HOFFMAN
GROUP



Features at a glance:

Lot Size: 18.77 acres, 688.64 ft. x 1359.38 ft., irregular shape
 Age: 2014
 Finished Area: 8025 sq. ft.
 Main: 5590 sq. ft.
 Above Main: 2210 sq. ft.
 Below Main: 225 sq. ft.
 Bedrooms: 4
 Bathrooms: 6
 Laundry Rooms: 2
 Exterior: Stone, Stucco
 Roof: Tile
 Heating: Natural Gas Forced Air, In-floor water heat
 Cooling: Central Air
 Fireplaces: 1 Gas Fireplace
 Water: Irrigation District
 Sewer: Septic
Inclusions:
 Thermador panelled refrigerator, Gaggenau double wall ovens, 5 burner gas cook-top with side grille, 2 Wolf warming drawers, Fisher Paykel dishwasher, Bosch dishwasher, Wine refrigerator, LG refrigerator, U line Ice Maker, LG Professional Series Hydroshield washer and dryer

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 Level

Foyer: 19 x 15
 Dining Room: 19'4 x 22
 Great Room: 24'6 x 26'6
 Kitchen: 18 x 25'6
 Breakfast Nook: 16'6 x 18
 Den / Office: 13 x 17
 Games Room: 18 x 27
 Mud Room: 15'6 x 13
 Master Bedroom: 22 x 18
 Bathroom: Full Ensuite Bathroom
 Wine Cellar:
 Den / Office: 13 x 17

Room Sizes – Upper Level

Bedroom: 16'8 x 14
 Bedroom: 13'4 x 15
 Bedroom: 19 x 22
 Ensuite Full Bathroom: 26 x 10'6
 Ensuite Bathroom: Full
 Ensuite Bathroom: Full
 Bathroom: 2-piece powder room
 Laundry:

Room Sizes – Above Garage

Bonus Room: 45 x 23'6
 Bathroom: Full











Detailed Information

Exceptional Features

- Sparkling lake views and twinkling city lights at night are captured throughout this luxury home.
- Sophistication and grandeur that is rarely seen combined with modern day elements creates this stunning masterpiece
- One of the most desirable properties in South East Kelowna showcasing a grand design in a spectacular lakeview setting
- Georgian influenced architecture with outstanding detailing is evident in the use of natural stone, pillars, windows
- Custom solid Oak interior doors, crafted with bronze hardware, 2 sets of raised glass French doors
- 3 sets of arched French Doors on upper level
- 4 inch B.C. Hardy Island Granite on entire exterior of home
- Several outdoor living areas including a 600 square foot roof top observation deck. The deck is complete with sound system and gas hook ups for heaters and BBQ
- Accenting the exterior stone finish is Basalt Stone on the casings, trim and edges
- Roof was completed with composite slate tiling
- Tongue and groove pine finishes all overhangs and decks
- Illuminating the exterior by night is oversized lantern styled lighting
- House has been constructed with the ICF construction that provides sound and energy efficient insulation
- A strong sense of arrival is achieved from the paving stone driveway leading to a porte-cochere entrance that accesses this majestic home
- The home rests on 18.77 acres and is perfectly positioned to achieve the most dazzling views Kelowna has to offer
- Pool and vineyard currently being installed
- Fusion Audio provided the home's sound system
- Low Maintenance Pella windows
- Italian porcelain flooring and natural red oak hardwood with two tone herringbone design in hallways
- Hand forged iron staircase railings were imported from France
- Elevator access for all 3 levels

- 4 natural gas high efficiency forced air furnaces, 2 steam humidifier, radiant heat in bedrooms, 500 amp service with 2 sub panels, 3 water conditioning system, Arris home automation system
- 5 foot 7 crawl space with ample storage
- Triple garage is 46'11 x 31'3 with high ceilings and high overhead doors
- Garage features heat, vacuum, water taps and sound
- This offering includes a 3000 sq. ft. guest home or caretakers residence on the northern side of the property
- South East Kelowna is an area that features award winning golf courses and wineries, commuter friendly location within minutes to shopping, dining and walking distance to schools

Entry

- An amazing experience for guests and family upon arrival at the porte-cochere when entering the home, easy, ample parking available
- The main entry offers wide steps with beautiful pillars that flank the covered front entrance
- A 12 foot reclaimed 60 year old, solid edge grain fir door with upper glass panel pivots on a single point to access the grand foyer
- The immediate impact on entering is the lake and valley view, the view is offered from most rooms in the home
- A 23 foot ceiling height draws you eye to the upper level breezeway and the elegant lantern styled pendant lighting
- Gleaming porcelain tile flooring in a light tone perfectly accented by an inlay of artisan tiling
- A full walk in closet in the main reception for guests complete with organizers
- A panel is placed for easy access to plumbing
- Ample natural light plus elegant wall sconces with rustic flair flank the interior door

Great Room

- 22 foot ceiling height is adorned with custom coffered ceiling with layered millwork
- Crystal chandelier adds elegance and perfectly accents the floor to ceiling fireplace
- Spectacular 11 ft. x 23 ft. high Hardy Island granite fireplace faced with White Beauty Exotic Granite surrounding a 6 foot opening that contains oversized log set. Finishing the fireplace is a basalt hearth and mantle

Detailed Information

- Adding to the drama of the fireplace is hidden accent lighting
- No separation from the expansive views! Nana sliding glass wall panels extend the length of the room and access the pool
- In floor electrical

Kitchen

- Luxurious cooking environment that truly inspires. Deluxe appliances, large working island and ample prep zones are expertly arranged for the gourmet chef of the family
- Intergrated into the large island is seating for 10 illuminated by artisan blown glass lighting and amazing wrought iron chandelier
- Adjoining the oversized island is a raised counter/ seating area finished in Blue Labrador granite
- Hand carved stone sink in island
- Birds Eye Maple Cabinets feature Baltic birch tongue and groove long lasting interiors on cabinets and drawers
- Upper cabinetry features glass doors with lighting within
- Custom, copper hood vent with metal and rivet accents over the Professional series gas stove
- Gleaming lacquered glass tiling over the stove with pot filler
- Accenting the cabinetry is brushed copper linear pulls and corbel accents on island
- For additional lighting recessed lighting has been placed in the beam ceiling
- Open concept to the great room and breakfast eating area
- 4 picture windows capture the never ending views and add natural light

Pantry

- Round edged granite on Birds Eye Maple cabinetry
- Upper open shelving and lower cabinetry for storage

Breakfast Room

- Cabinetry conveniently lines the wall for storage
- Resting on the cabinetry is a combination of wood and granite counter for serving hot and cold items
- A bay window views to the surrounding orchard
- Stunning chandelier with droplets of colored glass that accent the walls with sparkling flecks of color

Formal Dining Room

- Intricate ceiling design is highlighted by 4 corner crystal lights that complement the stunning main chandelier. Dropping from the ceiling is the cascading chandelier of polished steel and crystal beads creating a truly amazing lighting fixture
- Access to the conveniently locate wine room
- 5 windows frame the twinkling city skyline by night

Office

- French door with south west forged handles access the office
- Vertical linear windows with remote blinds
- Situated adjacent to master bedroom wing

Hearth Room

- Visually incredible, uniquely finished creating a true masterpiece
- Extensive use of Bubinga hardwood on walls and bar, finished in high gloss
- The choice of wood perfectly complements the embossed copper coffered ceilings
- Back lit onxy granite is positioned above the fireplace which is flanked by custom built in shelving and cabinets
- The bar is finished in Sapela wood with leather edging and is accented by a copper shoe rail
- The 8 person wet bar feature sink and beverage refrigerator
- Behind the bar is a concealed panel, with a slight push, the Bubinga panel slowly opens to reveal open shelving with lighting
- Mood lighting and stained glass parasol lighting beautifully lights the space
- Full sliding glass nana doors with lake views and access pool area

Master Bedroom

- A private sanctuary, set in it's own wing of the home
- A bright welcome to the day is captured by the wall to wall nana sliding doors
- Remote blinds provide privacy
- Ceiling fan light fixture plus elegant chandelier in the lounging area
- Dressing room is nearly 250 square feet complete with wall to wall cabinetry and organizers
- A vanity seating area is provided
- Also within the dressing room is a beveled edged, oversized island that seats two

Detailed Information

Master Bedroom Continued

- Offering over 1000 square feet of living area
- Spa like private master bathroom, Quartzite counters on antiqued ivory his and hers cabinets, soaker tub is surrounded in marble and the adjacent windows feature marble sills
- Seamless glass steam shower with body jets is finished in high gloss tiling that is complemented by the patterned tile back wall above sitting bench

Bathrooms

- 2 piece powder room off the main foyer features a stunning chandelier, a rough cut stone sink, antiqued style, marble counters, shelving on the side panel is removable to access the plumbing
- 2 piece powder room off laundry and garage entry, furniture styled cabinetry, vessel sink and copper accents
- 5 piece master ensuite bathroom
- 3 piece bathroom in upper bonus room
- 5 piece upper level bathroom attached to 2nd master bedroom
- 3 piece bathroom attached to 3rd bedroom
- 4 piece bathroom attached to 4th bedroom

Mud Room

- Well designed mudroom incorporates one of the laundry areas
- Floor to ceiling shaker styled cabinetry keeps shoes and coats organized
- 3 person bench

Bonus Room - Could be wine tasting room

- Situated above the 3 car garage
- Also could be a nanny or in law suite if desired
- Two balconies offer lake and orchard views
- Adjoining bathroom inset sink, silestone counters

Upper Level

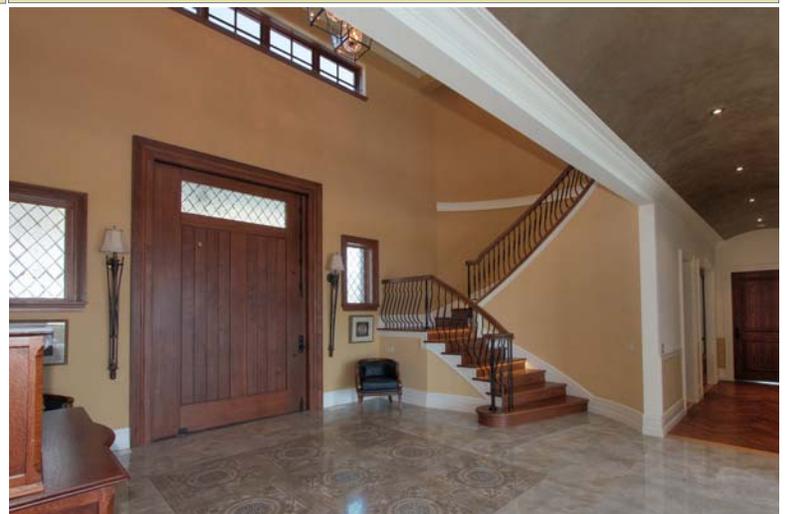
- Second Master bedroom
- Positioned lakeside with French doors to access lake view balcony
- Full walk in closet with custom organizers
- Oversized bathroom features stand alone soaker tub, vanity counter, his and hers sinks and seamless glass shower
- Bathroom is finished with linen tiling, glass mosaic backsplash and marble floors

Bedroom # 3

- Spacious in size with Romeo and Juliet balcony
- Full walk in closet with organizers
- 3 piece attached bathroom with wood grained tiling and quartz counters

Bedroom #4

- Lakeside bedroom with large balcony to take advantage of the view
- Attached 4-piece bathroom features high gloss tiling, elegant chandelier







Kristy Huber

Jane Hoffman

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com



JANE HOFFMAN
GROUP

