



Legacy property offering an epic view of lake, city and valley!

Private gated estate adjacent to Harvest Golf course.

Architecturally stunning home set amidst 35 acres of rolling orchards.

Outstanding landscaping from the impressive gated entry, meandering drive, that leads to a cascading water feature to main entry.

This home offers wonderful fluid transition to the outdoor pool side patio and the upper lake view balcony that is complete with a cozy fireplace.

Offering 5 bedrooms, wine room, entertaining area complete with bar, sauna plus a guest or in-law suite! Enjoy outdoor activities at home from the tennis court and pool.

Oversize 4 car garage.

A caretakers home is also on the property and features main level and lower suite. 5000 sq. ft detached workshop.

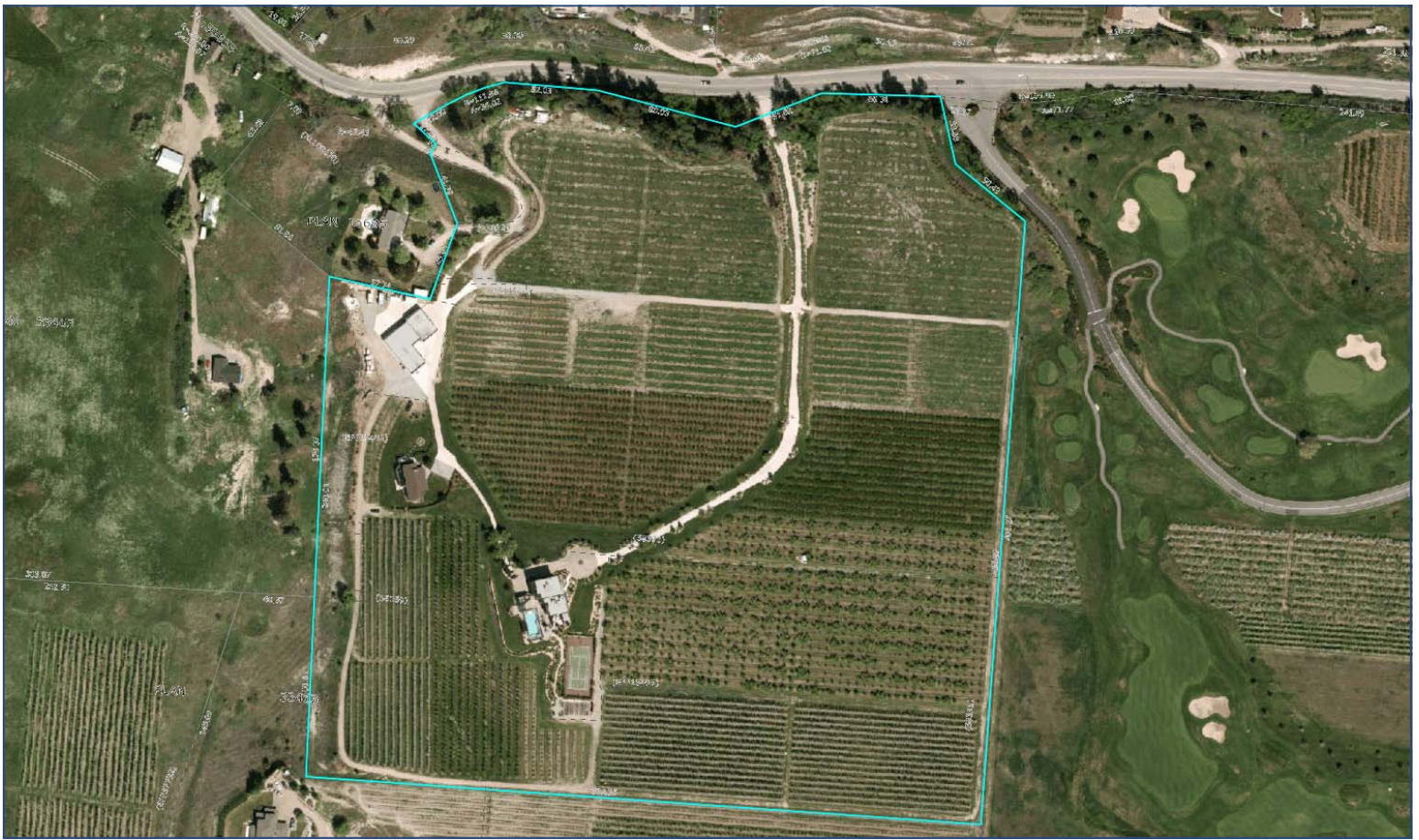
Enjoy the quiet seclusion from this amazing estate property!

Proudly Presenting

2295 KLO Road



JANE HOFFMAN  
GROUP



### Features at a glance:

Lot size: 35.086 acres  
 Age: 2004  
 Finished Area: 5940 sq. ft.  
 Main: 2550 sq. ft.  
 Above Main: 1470 sq. ft.  
 Below Main: 1920 sq. ft.  
 Bedrooms: 5

Bathrooms: 5, 4 full and 1 two-piece bathrooms

Garage: Attached 4 car garage

Exterior: Stucco

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas forced air

Cooling: Central Air

Fireplace: 1 fireplace

Water: Municipal

Sewer: Septic

**Inclusions:** Coffee station with built in Meile coffee maker, KitchenAid built in oven, KitchenAid convention microwave, KitchenAid warming drawer, Thermador refrigerator, Fisher Paykel x 2 drawer dishwashers, Moan Compactor, Fisher Paykel gas stove, Paneled sub zero refrigerator in lower level wet bar, Danby beverage refrigerator, 2 burner + refrigerator and sink all one component, Frigidaire microwave

### Room Sizes – Main Level

Living Room: 33'7 x 20

Kitchen: 33'7 x 16'3

Den/Office: 25 x 15

Ensuite Bathroom: Full

Bedroom: 15'5 x 10'8

Master Bedroom: 25 x 14'9

Ensuite Bathroom: Full

### Room Sizes – Upper Level

Bedroom: 16 x 15

Bedroom: 16 x 15

### Room Sizes – Lower Level

Family Room: 30 x 31

Wine Cellar: 9'11 x 10

Bathroom: 2-piece bathroom

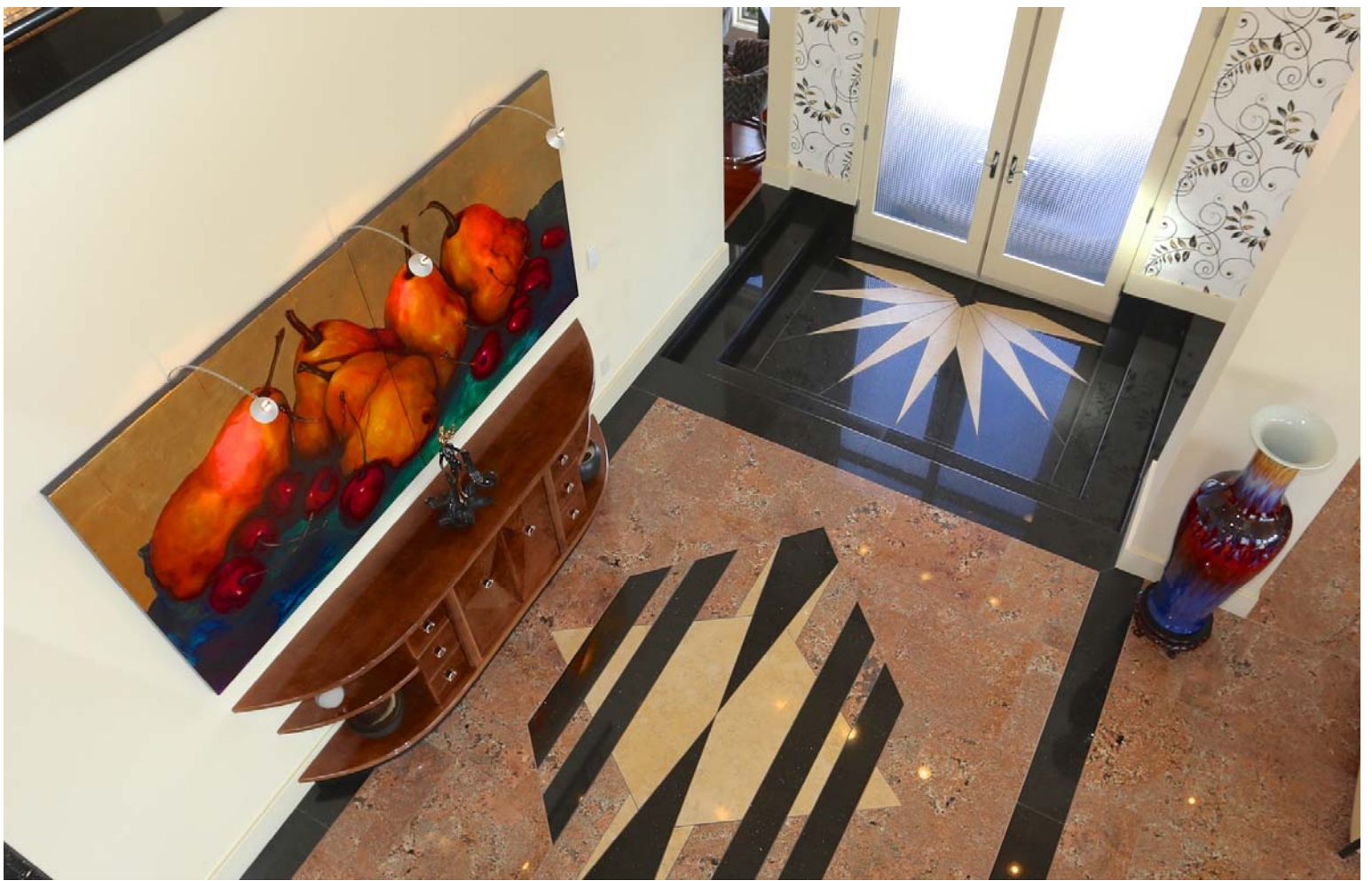
Suite: 22 x 13

Bedroom: 12 x 12

Ensuite Bathroom: Full

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.

















# Detailed Information

## Exceptional Features

- Panoramic views from this Luxury Estate in South East Kelowna known as “ Harvest Ridge”
- Positioned on a bench that overlooks the Harvest Golf Course, the valley, city and the sparkling waters of Lake Okanagan
- Gated entry opens to a meandering black top drive that is lined in mature landscaping and fruit trees
- Postcard picturesque 35 acre property that is landscaped to perfection
- **Working orchard need to get varieties from Geens office**
- Covered upper Lakeview balcony offers built in barbeque and gas fireplace for the cooler evenings
- Extensive use of Juparana granite, Cherry hardwood and Birds eye maple in the design
- Juparana granite is quarried in Brazil and is known for its variation in swirls of color
- Oversized 4 car garage with easy care epoxy flooring and cabinetry for storage
- Ample stamped concrete deck for lounging in comfort around the salt water pool
- A Guest/Caretakers home features, kitchen, living and 3 bedrooms. Lower level of the home is kitchen, living and 2 bedrooms
- New pool liner 2015
- Art accent lighting
- Lutron lighting system
- Nuform lighting package from Edmonton
- In floor heating
- Automatic Blinds

## Entrance

- Raised garden beds surround the cascading water feature that lead to the main entrance
- Upon entering the home enjoy the impact of the immediate, stunning views
- Grand foyer with soaring 20 ft. ceiling height
- Intricate artisan design is inlaid into the granite flooring, a consistent feature on the main floor

## Office

- Located adjacent to the main foyer
- Custom built in cabinetry, a custom built granite desk is negotiable if desired

## Great Room

- Open concept great room features floor to ceiling windows that overlook the panoramic valley vistas and the pool below
- 19 foot ceiling height
- Black Onyx and Juparana granite flooring
- Wet Bar with full cabinetry, linear stainless pulls, upper beveled glass displays, sink and beverage refrigerator

## Music Room

- Located in an alcove adjacent to the kitchen and open to great room
- Birds Eye maple cabinets separate this room from the kitchen
- This cabinet features a built in fish aquarium

## Kitchen

- Gourmet Kitchen with gleaming high gloss Birds Eye Maple cabinetry accented with linear stainless pulls
- More storage is provided by a hidden pantry, the defining cabinet between music room and kitchen
- Generous centre island with raised edge that seats 4 people with ease
- Glass pendant lighting over island and recessed lighting for a brighter work space
- French door access to the outdoor barbeque deck and exterior dining
- Transom windows over cabinetry

## Dining Room

- Surrounded in windows that showcase the amazing orchard and lake view
- Lighting is consistent with the lighting over the island

## Master Bedroom

- Oversized king sized master bedroom on the main level
- The master like the rest of this luxury home offers floor to ceiling windows
- Full walk in closet with custom organizers including dressers, shoe shelves and hanging racks
- Private bathroom features marble finishing, Neptune air jetted soaker tub, seamless glass steam shower, His and Her separate vanities

# Detailed Information

## Bedrooms

- #1 Bedroom: Main floor bedroom adjacent to the home office
- #2 Bedroom: Main floor master retreat
- #3 Bedroom: Upper Level, features walk in closet, nook for desk and shared bath
- #4 Bedroom: Upper Level, features walk in closet, nook for desk and shared bath

## Baths

- 3 piece bath on main, granite counters and granite finish in the shower
- 5 piece luxurious master ensuite bathroom
- 5 piece shared upper level bath with separate privacy toilets, tub and shower
- 2 piece powder on lower level
- 3 piece bathroom in lower level suite, double shower

## Laundry

- Cabinetry, washer and dryer, wash sink, tiled backsplash and built in ironing board

## Family Room

- The open concept design is carried into the lower level, incorporating media, games and wet bar
- Full cabinetry surrounds 60 inch television

## Games Room

- Open to Media room and surrounded in windows creating a bright interior
- Access to the outdoor pool side deck

## In-law or Nanny Suite

- 1 bedroom, 1 bathroom suite on lower level
- Full cabinetry in the kitchen
- Living room with views of the pool





Kristy Huber



Jane Hoffman

Telephone: 250-860-7500  
Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)  
Website: [janehoffman.com](http://janehoffman.com)



JANE HOFFMAN  
GROUP

