



Picturesque Green Bay Landing on the Lake!

Livable luxury at its finest, featuring design elements that create a harmonious, inspired atmosphere that's as sensuous and luxurious as it is dramatic and elegant.

Offers nearly 4000 square feet of luxury with 4 bedrooms and 4 baths.

This location allows you to moor boat on the canal and have a spot on the dock.

Proudly Presenting

3668 Green Bay Landing



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 0.183 acre, 51 ft. x 133 ft.
 Age: Built in 2017
 Finished Area: 3861 sq. ft.
 Main Level: 1829 sq. ft.
 Above Main: 2032 sq. ft.
 Bedrooms: 4
 Bathrooms: 4, 3 full and 1 two-piece bathrooms
 Garage: Attached Triple
 Exterior: Stone, Stucco
 Roof: Tile
 Heating: Natural gas forced air
 Cooling: Central air conditioning
 Fireplaces: 2 gas fireplaces
 Water: Municipal
 Sewer: Connected

Inclusions: Miele cappuccino maker, Kitchen Aid paneled dishwasher, Sharp built in microwave in the island, Dacor 6 burner gas range with dual ovens, Liebherr paneled side by side refrigerator, Samsung washer/dryer main level
 Staging furniture is available for purchase

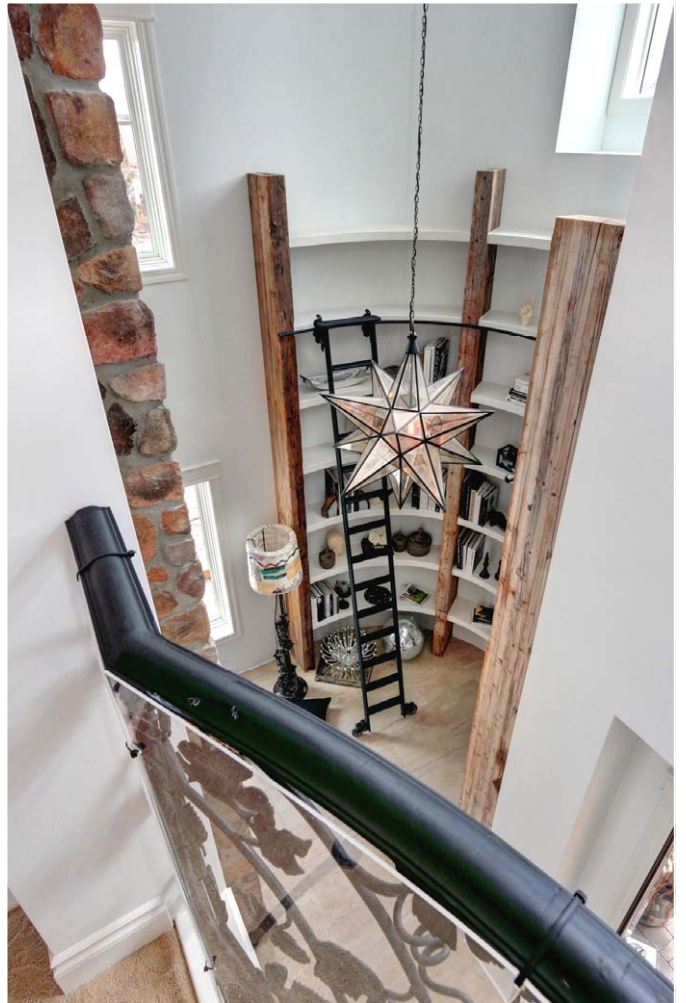
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

Room Sizes – Main Level

Kitchen: 19.7 x 10.5
 Walk-in Pantry: 9.3 x 8.6
 Eating Area: 15.3 x 18.1
 Family Room: 20.10 x 18.9
 Dining Room: 10.11 x 13.4
 Study/Den/Office: 13 x 10.3
 Foyer: 11.2 x 6
 Laundry Room: 9.4 x 9.4
 Utility Room: 9.3 x 5.11

Room Sizes – Upper Level

Master Bedroom: 14.11 x 20.7
 Full Ensuite Bathroom: 11.1 x 20.5
 Master Walk-in Closet: 11.8 x 12.1
 Master Bedroom Balcony: 14.11 x 9.8
 Bedroom: 15 x 11.11
 Bedroom: 16.11 x 15.6
 Walk-in Closet: 9.4 x 4.11
 Full Bathroom: 9.11 x 6
 Bedroom: 15.1 x 13.7
 Balcony: 13.4 x 6.1
 Ensuite Bathroom: 9.10 x 10.11
 Walk-in Closet: 6.6 x 7.1



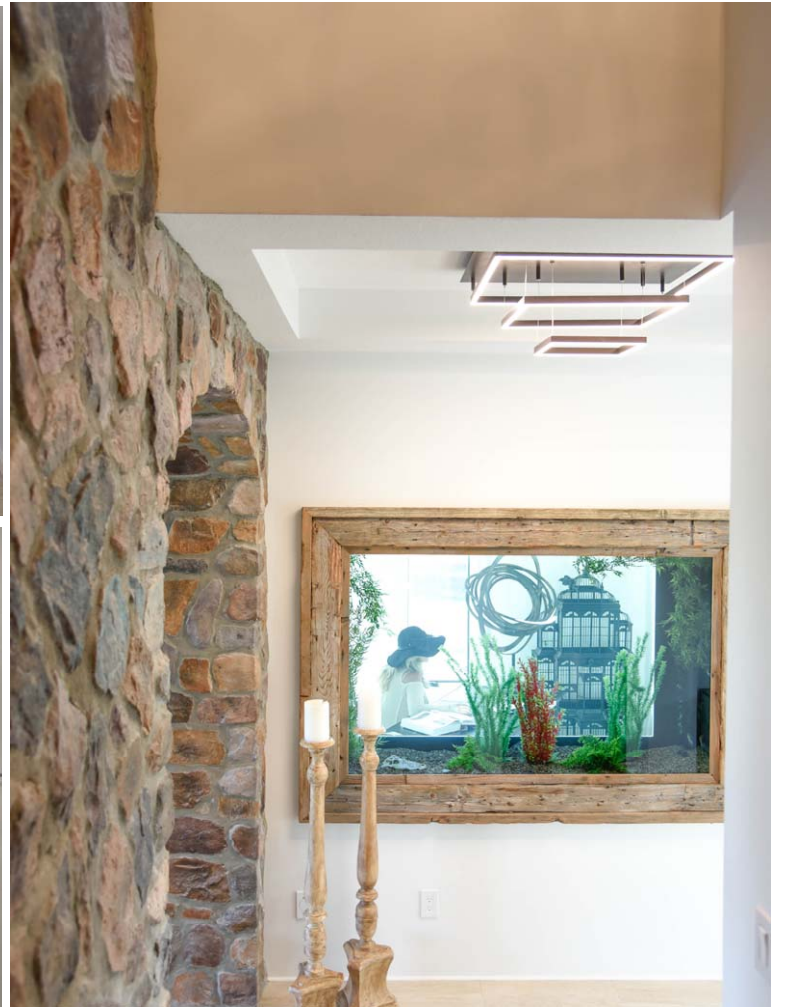












MAIN FLOOR

3668 Green Bay Landing, West Kelowna



UPPER FLOOR

3668 Green Bay Landing, West Kelowna



Detailed Information

Exceptional Features

- Prestigious 3861 sq. ft. home features 2 master suites
- Situated in West Kelowna's most coveted gated community, Green Bay Landing, an enclave of 12 luxury homes with boat moorage on Okanagan Lake
- This home has a private boat slip on the dock and the ability to put another boat slip on the canal
- Custom Tuscan design with extraordinary attention to detail by internationally acclaimed Cheryl Gillespie and Sam Shakura of Rock House Style
- Hand-laid stone and acrylic stucco exterior, granite architectural details and an impressive copper turret, copper shrouded chimney, copper roofed dormers, concrete tile roof
- Brand new residence with Old World charm blended with classic luxury and tasteful influences of contemporary life
- Wood accents throughout with reclaimed wood from an old Okanagan Lake dock
- Blend of materials with a natural colour palette and "edgy" character
- All of the light fixtures are truly unique and spectacular
- Spacious main living areas with vaulted ceilings fulfil the open design of the home
- Seamless transition from these main living areas to the covered patio enhances indoor/outdoor living
- Covered patio with timbered pergola, pavers, stone pillars, BBQ gas outlet
- 24 inch porcelain tile floor
- Oversized heated triple tandem garage 38 ft. x 23/26 ft. with 2 carriage type overhead doors
- Natural gas forced air furnace, air conditioning
- Built in sound system
- Annual strata fees \$2,500.00 include beach access, private waterfront wharf, boat slip on Okanagan Lake

Front Courtyard

- Enclosed courtyard, stone faced posts, wrought iron railing with

Foyer

- Dramatic 2 storey formal entrance welcomes you into the heart of the home

Library

- Sophisticated library with 24 ft. turret ceiling and floor to ceiling bookshelves made of reclaimed wood
- Rolling library ladder
- Dramatic 2 sided stone floor to ceiling gas fireplace
- Stunning "star" inspired decorator light fixture

Den/Office

- Features a designer fish tank seen from all angles of the foyer and den
- Room sized for a baby grand piano
- Tray ceiling

Wine Cellar

- Under the stairs, curved solid wood door, crystal door knob

Great Room - 10 ft. ceiling

- Stone arch to enter the main living areas
- Arches define the dining room from the great room and further arches define the dining room from the kitchen
- Gas fireplace with metal surround, mirror above, crystal sconces light fixtures flank the fireplace
- Tray ceiling, built in sound
- 2 sets of French doors lead to the covered patio and timbered pergola, lawn and canal

Dining Room - 10 ft. ceiling

- Reclaimed Okanagan wood dining table, custom-built for this space with fabulous mirrored detail above the table, 4 beveled mirror set as one above with amazing light fixture and medallion
- Parquet wood flooring detail

Kitchen - 10 ft. ceiling

- Gourmet chef's island kitchen with high end appliances
- Quartz and granite countertops
- Distressed Hickory wood cabinets on perimeter, high gloss lacquer wood cabinets on island
- Full cabinetry to the ceiling, illuminated glass upper display units
- Stainless farmer sink with views to the back yard and canal, soap dispenser
- 3 glass pendant lights over the island
- Entertainment sized island with seating up to 4 persons
- Aged copper fan hood, antique hand painted tile backsplash
- Recycling bins in the cabinetry, under counter lighting
- Kick plate vacuum, recessed lighting

Detailed Information

Butler Pantry

- Walk in pantry with sink, cabinets with a cream stressed finish,
- Under counter lighting, tile back splash, open shelving
- Wrought iron light fixture

Laundry/Mud Room

- Cabinets, quartz surface counter, tile back splash
- Tile floor, kick plate vacuum

2-Piece Powder Room

- Floor is a solid piece of granite, granite sink
- Reclaimed wood frames the mirror

Upper Level

- Carpeted stairs with landing, step lighting and natural stone accent wall
- Decorative hand railings are hand forged dragon, grapevine and leaf decorative iron railings sheeted with plexi-glass, wrought iron light fixture

Mezzanine

- South west facing casts a warm glow and floods natural light into the foyer and main entrance to the home
- Mezzanine overlooks the entry foyer, library and stone fireplace

Master Bedroom - North East Wing

- Features a grand balcony with stone pillars, double sliding glass doors, lake, canal and vineyard views
- East facing exposure to enjoy sun rise and moon rise
- Carpet
- Grand walk in closet , 10'9 x 11'7 ft., with built in organizers, open shelving, elegant crystal chandelier

5-Piece Ensuite Bathroom

- Luxurious spa-like bathroom with freestanding solid marble soaker tub underneath a unique and stunning chandelier
- Oversized walk in marble tiled floor, "curb-less" shower, rain and wand shower heads, His and Hers undermount sinks with crystal pulls, separate toilet
- Heated porcelain tile floor

2nd Master Bedroom - South East Wing

- Features lake views and private balcony, tray ceiling, crystal chandelier with medallion
- Spacious walk in closet, crystal chandelier

3-Piece Ensuite Bathroom

- Custom walk in stone shower, under mount sink, tumbled limestone floor

West Wing with 2 Guest Bedrooms

Guest Bedroom

- Views to the south west
- Barrel vaulted ceiling over the Juliet balcony with double doors
- Walk in closet

Guest Bedroom

- Barrel vaulted ceiling over the window
- Closet

4-Piece Bathroom Upper Level

- Shared with the 2 guest bedrooms, tub/shower combo
- Travertine tile floor
- Marble counter, raised sink, beveled subway tile tub surround









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