



*Spectacular Design and Styling*  
Textures, colors and lighting giving this home an intimate yet elegant feel throughout.  
The home has a privileged position on large .56 acre lot to capture the incredible lake, city and mountain views. Private backyard.  
This refined and richly designed home offers over 7800 square feet with 5 bedrooms, 6 baths, 3 gas fireplaces, office, media, games and gorgeous wine room.  
Gourmet island kitchen with all the extras one would expect from a high end home.  
All bedrooms have ensuite bathrooms.

*Proudly Presenting*

1035 Westpoint Drive



JANE HOFFMAN  
GROUP



**Features at a Glance:**

Lot size: 0.56 acres  
 Age: 2015  
 Finished Area: 7806 sq. ft.  
 Main Level: 3251 sq. ft.  
 Upper Level: 2306 sq. ft.  
 Lower Level: 2249 sq. ft.  
 Bedroom: 5  
 Bathrooms: 6  
 Garage: Attached Double  
 Exterior: Stucco  
 Roof: Tile  
 Heating: Natural Gas Forced Air plus electric in floor heat in some rooms  
 Cooling: Central Air  
 Water: Municipal  
 Sewer: Connected

**Inclusions:** KitchenAid refrigerator, built in oven and convection oven, Bertazzoni 5-burner gas cook top, dishwasher in island

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**

Great Room: 20'9 x 21'5  
 Kitchen: 15'9 x 12  
 Eating Nook: 10'11 x 9'3  
 Dining Room: 12'3 x 14'10  
 Living Room: 17'9 x 14'5  
 Lounge: 10'5 x 11  
 Laundry: 13'1 x 15'5  
 Bathroom: 2-piece powder room  
 Den / Office: 22 x 18'5  
 Bedroom: 15'5 x 15'5  
 Ensuite Bathroom: Full

**Room Sizes – Upper Level**

Den / Office: 10'1 x 16  
 Master Bedroom: 26'6 x 30  
 Ensuite Bathroom: Full  
 Bedroom: 19'9 x 22'7  
 Ensuite Bathroom: Full  
 Bedroom: 15 x 14'5  
 Ensuite Bathroom: Full

**Room Sizes – Lower Level**

Media Room: 21 x 19  
 Games/Wine Room: 17 x 25'2  
 Bedroom: 17'7 x 13'9  
 Bathroom: Full























# Detailed Information

## Exceptional Features

- Luxury home in sought after "Woodland Hills" located in desirable Lower Mission Kelowna neighborhood
- Positioned perfectly to capture the endless lake, mountain and city views
- Situated on quiet no thru road
- Peaked roof line with durable clay tile roof
- Interior design captures a refined and elegant European flair
- Exceptional craftsmanship, custom cabinetry, thick mantles, incredible millwork throughout
- Perfect use of wrought iron accents, both exterior and interior
- Intricate chandelier lighting with wall sconces
- Lots of curb appeal, brick wall at entrance with pillars and lights
- Aggregate driveway is accented with landscape lighting
- Xeroscaping landscaping with shrubs, trees and colorful planting
- Stucco exterior with wrought iron accents and lantern styled lighting
- Paving stones at front entrance plus water feature
- Ample exterior parking for RV or boat
- Karl Willms architect
- Contract Interiors did the custom organizers in walk in closet, mantles and mill work
- 728 sq. ft. garage with epoxy flooring, windows allow for natural light
- 2 furnaces, 2 air conditioners, Electric heated floors in kitchen, master bedroom and lower level bathroom)
- Custom Millwork around doors, windows and floors
- La Cucina designed kitchen
- Lighting was carefully selected for each and every room
- Hickory hardwood flooring
- Water softener
- Tranquil, very private backyard complete with oversized water feature/pond that creates a pleasant sound
- Tiered back yard design, level at the home, transitions to large lounging around around the water feature, 5 steps up, there is another seating area with pergola
- To the right of the home there is a tiered lower level courtyard that has access to lower level theatre and games room and separate access to the lower level

## Main Level

### Foyer

- 22 foot ceiling height draws your eye to the upper mezzanine that is finished in rich wood with beautiful wrought iron railing
- Impressive, expansive 13 foot wide wood door with glass side panels
- Lovely view upon entry is apparent through the open concept with the great room
- Polished wide travertine floor accented by mosaic tiling with artisan inlay

### Laundry/Mudroom

- Oversized laundry with upper and lower cabinets, Samsung washer and dryer
- Convenient wash sink
- Walk in closet with shoe organizers
- Laundry chute
- Access to garage

### 2-piece powder room

- Stylishly finished with a rough cut travertine tiled feature wall
- Granite counter with glass vessel sink

### Kitchen

- Gourmet kitchen is the heart of this home! Open to breakfast nook and casual living room, all sharing the warmth of the fireplace
- Ample cabinetry with soft close components, ivory antique finish with linear pulls
- Upper glass cabinets with lighting
- Flanking the stove, convenient spice pull out drawers
- Pull out shelves in wall pantry
- Garbage and recycling cabinet
- Oversized center island provides ample counter space for any culinary creation or event
- 6 person seating at the island is great when entertaining
- Granite counters with rounded edge on island and cabinets
- Blanco sinks, 1 in island and 1 prep sink
- Under cabinet lighting
- Hand-made ceramic tile backsplash with inset artisan application
- Custom hood vent in a chocolate tone with ivory cabinets, all complementing the granite

### **Breakfast Nook**

- French doors to covered paving stone patio
- 2 large picture windows with incredible lake views
- Naturally bright and sunny
- Beautiful chandelier finished with wrought iron and glass
- Open concept with casual living room and kitchen

### **Living Room**

- An inviting space with linear gas fireplace that is surrounded floor to ceiling in stone
- Wall sconces and chandelier cast a soft light
- Media above fireplace

### **Dining Room**

- Tray ceiling in a circular configuration, complements the bay window
- Lots of natural light
- 2 recessed wall niches for art or dining hutch

### **Great Room**

- Spacious in size with 2 double French door opening to the exterior of the home
- Illuminated by 2 chandeliers plus wall sconces
- Hard wood flooring
- Wood ceiling details and custom millwork
- Majestic fireplace surround features rough cut tile travertine from floor to ceiling
- Large beamed mantle with corbel accents

### **Office**

- French doors open to front courtyard
- Enjoy the tranquil sound of the cascading water feature

### **Guest Room**

- Spacious main floor guest bedroom
- Glass doors to private covered patio with lantern lighting
- Walk in closet complete with organizers
- Attached 3-piece ensuite bathroom features polished tile flooring and double size walk-in shower
- Granite counters

### **Upper Level South Wing**

#### **Master Bedroom**

- Set privately in its own wing with southeast sun exposure
- Expansive room with ample room for casual seating area if desired
- Lake view from Peachland to Kelowna
- Walk-in closet with organizers, lower drawer system, upper and lower hanging sections

- Spa Inspired 5-piece Ensuite Bathroom
- Granite counters, his and her sinks
- Full length vanity mirror with wall sconce lighting
- Stand alone soaker tub
- Walk in shower with river rock floor, tiled walls with bench, rain and wand shower heads
- Privacy toilet
- Laundry chute

#### **Bedroom/Currently Office**

- Officially a bedroom and currently utilized as an office
- Windows capture the expansive lake views
- **3 piece ensuite bathroom**, seamless glass shower and granite counter
- Walk in closet with organizers

### **North Wing**

#### **Den**

- French doors to balcony that view orchard, city and lower courtyard

#### **Bedroom**

- Oversized upper level bedroom with lake and mountain view
- **4-piece ensuite bathroom**, seamless glass tub/shower combination
- Granite counters

### **Lower Level**

#### **Wine Room**

- Stone feature wall and wine tasting area with seating
- Custom storage with wine racks and lower cabinetry

#### **Media Room/Game Room - Open Concept**

- Theatre area with 6 ceiling and 2 in wall speakers
- Wet bar finished in the same quality as the rest of the home, arched stone surround
- Granite counter, sink, mirrored back wall with glass shelving, lower cabinets
- Silhouette beverage refrigerator, Panasonic microwave
- French doors to lower level paving stone courtyard
- Tiered retaining walls with area for plantings

#### **Bedroom**

- Warm ambiance from the gas fireplace finished in rough cut travertine
- French door to lower courtyard
- Walk in closet with pocket door to bathroom that is shared with lower level

#### **4-piece bathroom**

- Granite counter, cabinetry, tub/shower combination and heated floors



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