



### *Estate Home - Large Lot - Lakeview - Pool!*

Luxurious finishing throughout this 10,146 sq. ft. exclusive home set privately on .76 acres.

Dramatic 30' vaulted ceilings, 18th century feature fireplaces, extensive use of granite and marble, 2 islands in the gourmet kitchen. Incredible detail in all the millwork and quality finishing,

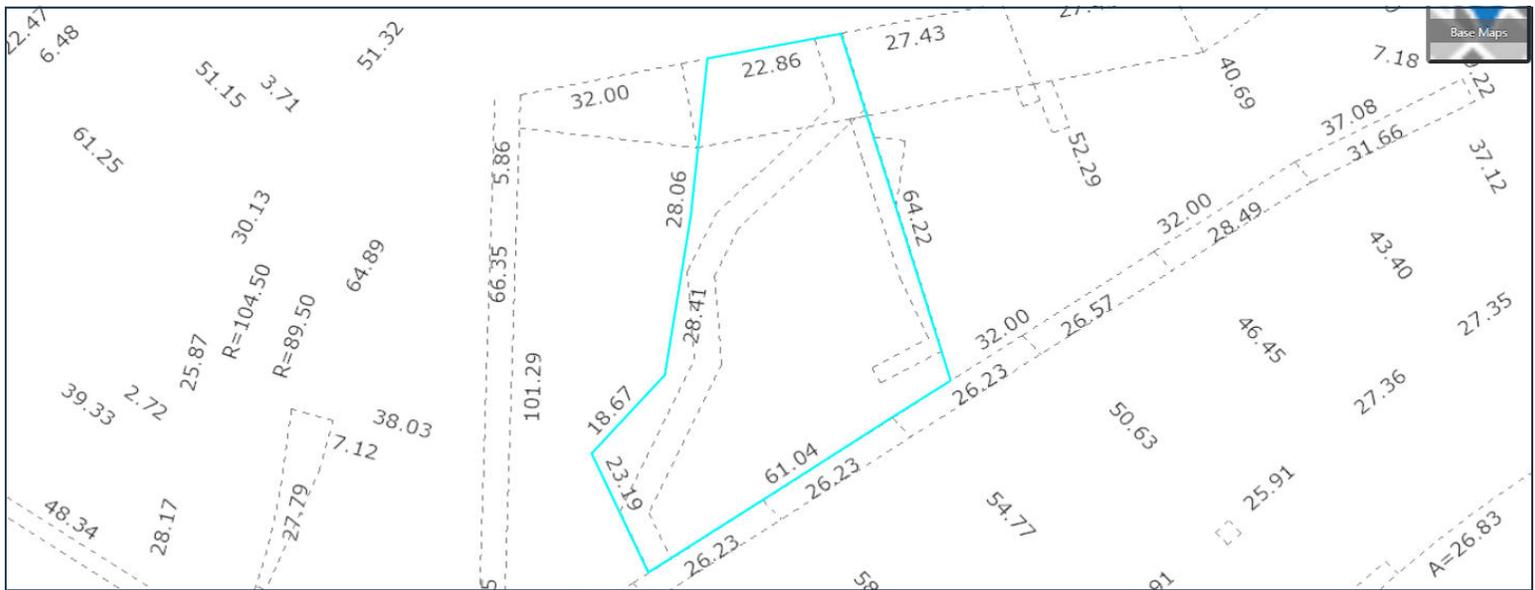
Enjoy spectacular views of the lake from your private outdoor oasis that includes expansive 1930 sq. ft. engineered deck, concrete 20 x 40 pool and hot tub, detached triple garage.

*Proudly Presenting*

419 Viewcrest Road



JANE HOFFMAN  
GROUP



### Features at a Glance

Lot size: 0.76 acres  
 Finished area: 10,146 sq. Ft. Approx. (meas. From plans)  
 Main: 4535 sq. Ft.  
 Above main: 3417 sq. Ft.  
 Basement: 2194 sq. Ft.  
 Garage: Detached 3-car garage  
 Exterior: Stucco  
 Age: 2006  
 Water: Municipal  
 Sewer: Connected  
 Heating: Natural gas, heat pump plus central air conditioning  
 Fireplaces: Four, electric and gas  
 Bedrooms: 4 bedrooms  
 Bathrooms: 5 baths, 4 full and one 2-piece bath

**Inclusions:** All kitchen appliances, Kitchen Aid stainless dishwasher, Kitchen Aid built in convection microwave, Jennair 6 gas burners with grill and dual ovens, warming oven, Miele cappuccino machine, Kitchen Aid side by side refrigerator with wood panels, Danby beverage fridge, Kitchen Aid compactor, All appliances in "prep" kitchen, Kitchen Aid whisper quiet stainless dishwasher, stainless Frigidaire refrigerator, MayTag Neptune front load washer/dryer with drying rack  
 In main level media room - Danby beverage fridge, Viking Professional Series wine fridge ( 150 bottle capacity ), Frigidaire refrigerator with ice/water dispenser

**Exclusions:** Projector and screen in main level media room

### Room Sizes – Main Level

Foyer: 11 x 21'6  
 Living Room: 21'2 x 19'2  
 Dining Room: 20'6 x 16'10  
 Kitchen: 20 x 14'4  
 Nook: 20 x 19'8  
 Family Room: 18 x 19'8  
 Games Room: 18'10 x 25'6  
 Mud Room: 19 x 10'8  
 Laundry: 12 x 16'8  
 Den / Office: 13'1 x 14'8  
 Pantry: 12'4 x 6'8  
 Bathroom - Half: 7'8 x 10'8  
 Bathroom - Half: 7'8 x 10'8  
 Patio: 89 x 24

### Room Sizes – Upper Level

Master Bedroom: 20'2 x 25'10  
 Bedroom: 12'10 x 14'2  
 Bedroom: 12'10 x 14'2  
 Bedroom: 16'8 x 13'9  
 Ensuite - Full: 10 x 10'4  
 Ensuite - Full: 16'8 x 22  
 Ensuite - Full: 10'4 x 10'2  
 Mezzanine: 26'10 x 18'8

### Room Sizes – Lower Level

Recreation Room: 17'2 x 24'6  
 Bedroom: 18'10 x 21'6  
 Media Room: 26 x 20'8  
 Wine Cellar: 6'4 x 14'2  
 Bathroom - Full: 9'4 x 14'2  
 Kids play room: 12'6 x 24'6

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

- One of Kelowna's finest estate properties set on .76 acre lot
- Spectacular views of Okanagan Lake, mountains and city
- Impressive 10,146 sq ft custom home features 4 bedrooms, 5 bathrooms,
- 4 fireplaces
- Finished 2194 square foot basement plus crawl space
- 1930 square foot deck includes both covered and uncovered
- Acrylic stucco , specialty feature "English drag mix", stone finish around the windows
- Brazilian cherry wide plank hardwood flooring
- Cherry hardwood floors set in herring bone pattern in the living room and dining room
- Elegant rooms with exquisite architectural detail
- Finest quality materials and craftsmanship
- Wide wood baseboards and crown mouldings
- All designer plumbing fixtures, includes pedestal toilets
- Abundance of crystal chandeliers, 49 in total!
- Solid cherry interior doors with walnut stain
- Expansive covered sun deck offers incredible outdoor living space, glass railing, ceiling fan, recessed lighting, roller shades
- 2 separate staircases to the 2nd level
- Professionally landscaped with extensive use of rock retaining walls
- Detached 955 sq. ft. triple garage
- RV parking
- Ultra efficient natural gas forced air furnace, humidifier
- Air conditioning units each level, plus air exchanger
- 2 hot water tanks in 2nd level, 1 ultra efficient natural gas furnace and humidifier
- New rear yard landscaping recently done, includes ornamental grasses, deer resistant privacy shrubs

## Entry

- Grand foyer, 24 ft. height with dramatic crystal chandelier and crystal sconce lights
- Solid wood double doors with palladium window above
- Marble flooring with patterned inset, wood wainscoting
- Spacious, room for a grand piano
- Dramatic curved marble staircase with wood bannister and wood detail on steps

- Wood columns define hallway leading to living and dining room and kitchen

## Library / Office

- Double doors to enter off the foyer
- Corner windows to enjoy commanding lake views
- Wood paneling, coffered ceiling, hardwood floor

## Kitchen

- Gourmet kitchen designed with all the conveniences
- View of the patio, pool area and expansive lake view
- Custom solid cherry wood cabinets
- 2 generously sized islands – one with sink, wine fridge, one with dishwasher, compactor
- Solid one piece granite slabs on islands, raised 4-person eating bar
- 3 sinks
- Black galaxy granite on islands, counters and back splash
- Electric fireplace set in the cabinetry

## Prep Kitchen / Butler Pantry

- Solid cherry cabinets, pantry units granite tile counters, sink, crown molding
- Double entry doors

## Eating Area

- Open concept to kitchen with stunning view of the lake
- Brazilian cherry hardwood floor, sconce lighting plus chandelier
- 2 double French doors to patio and pool area
- Expansive covered sun deck offers incredible outdoor living space, glass railing, ceiling fan, recessed lighting, roller shades

## Dining Room

- Step up to this elegant formal dining room
- Wood paneling, hardwood floor set in herringbone pattern
- Recessed lighting plus chandelier with medallion

## Living / Great Room

- Dramatic 23 ft. ceiling height with magnificent chandelier
- Spectacular views of the lake and pool terrace
- Hardwood floor set in a herring bone pattern, wood paneled walls
- Custom imported fireplace with carved marble detail and surround flanked by windows

# Detailed Information

## Family Room

- Conveniently located off kitchen/eating nook
- 2 French doors to deck, hot tub and pool
- Wet bar with custom cabinets, black galaxy granite counter, mirrored with glass display shelving
- “Turn of the Century” marble fireplace
- Danby beverage fridge, Viking professional series wine fridge
- Frigidaire side by side stainless steel fridge

## Media / Theatre Room

- Open concept with family room, hardwood floor
- French doors to pool terrace

## Laundry Room

- Solid cherry wood cabinets, deep laundry sink with wash board, large window, marble floor, closet, built in ironing board, chandelier

## Mud Room

- Exterior access to rear yard
- Hardwood floor, 2 guest coat closets
- Door from mudroom to kitchen plus hallway leading to the front foyer

## Pool Terrace

- Enjoy spectacular sunsets!
- 2-tiered terrace of exposed aggregate with columns and arches
- Concrete terrace with in ground 20 x 40 ft. salt water pool and hot tub
- Stunning unobstructed views of Okanagan extending from the Kelowna bridge to Penticton
- Pool has fountains synchronized to music, spectacular at night
- Outdoor gas fireplace finished in stone to enjoy evenings on the terrace
- English style lamp posts
- Columns define hot tub area and covered patio

## Bathrooms

- 3-piece bathroom, main level, conveniently located off pool terrace, marble floor, plus spacious walk in marble shower, rain plus wand shower head
- Main bathroom with designer high gloss suede finish marble faux paint
- 2-piece powder room with honey toned single slab onyx counter, glass vessel sink with gold, copper, silver foil set in the glass, marble floor

- 6-piece master bedroom ensuite, upper level
- 5-piece shared ensuite, upper level
- 4-piece ensuite, upper level
- 3-piece bathroom, lower level

## Upper Level

- 3 bedrooms plus master bedroom suite
- Wide staircase, Brazilian cherry with carpet

## Guest Bedroom - Could be a 2nd master bedroom

- Double doors to enter
- Double French door to private balcony, double French doors to walk in closet plus linen closet
- 4 piece ensuite, custom cabinets, glass display units, crystal knobs, walk in marble shower, soaker tub with hand shower, marble floor
- Corner window with exceptional view of the lake

## 2 Guest Bedrooms - Sharing Ensuite Bath

- Both bedrooms with hardwood floor, double doors to closet
- 5 piece Jack/Jill ensuite bathroom, white marble, double pedestal sinks, walk in marble shower, antique claw tub with hand shower, separate toilet

## Master Bedroom

- Double doors to enter the king sized suite
- Beautiful neutral coloured quality carpet
- Peaceful “retreat circle” sitting area
- French door to balcony with panoramic view of the lake
- 3 sided “Crema Luna” marble gas fireplace
- 2 walk in closets with built in shelving, organizers, drawers

## Luxurious 6-piece Ensuite Bathroom

- Heated marble floor, double Jacuzzi soaker tub with hand shower, walk in marble shower with large sitting bench, rain shower, steam shower, 2 separate sink areas, separate toilet with pedestal sink

## Mezzanine

- Spacious area with breathtaking lake view, could be library or art gallery, overlooks some of the main living areas of the home, the stunning marble living room fireplace, the herring bone patterned floors, the exquisite millwork and detailing
- Curved stairwell leads to foyer with “piano key” marble, chandeliers set in faux hand painted medallions
- Hallway to the bedrooms has a distinctive presence with 8 chandeliers

## Detailed Information

### Lower Level

- Wide carpeted staircase leads lower level

### Media Room

- Tray ceiling with recessed lighting
- Wired for electronics
- Carpet

### Recreation Room

- Coffered ceiling
- Indirect lighting within the beams of the “coffered” ceiling creates a unique effect
- Wide baseboards

### Wine Cellar

- Wine racks, marble tile floor

### Children’s Play Room

- Tile that resembles “wood”
- Indirect “rope” lighting plus recessed lights

### Bedroom

- Spacious bedroom with generous sized walk in closet plus access to another storage room
- carpet

### 3-Piece Bathroom

- Marble tile floor, furniture grade cabinet, black galaxy granite counter, large walk in fully tiled shower, tiled bench, rain shower head plus 2 other shower heads, 2 lights

### Crawl Space

- Lots of storage with 2 access doors







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