



New Home, stylishly constructed in sought after Westpoint neighbourhood. Set on large .21 acre lot with room for a pool.

A bright interior is achieved by the floor to ceiling windows that rise to 19 ft. ceiling height.

Open concept main floor incorporates a large great room with gas fireplace, spacious dining and a gourmet kitchen complete with professional series appliances & Virginia mist granite counters.

Oversize double garage.

The rear yard backs onto greenspace that will ensure future privacy .

*Proudly Presenting*

1079 Westpoint Drive



JANE HOFFMAN  
GROUP



**Features at a Glance:**

Lot size: 0.211 acres, 69 ft. x 130 ft.

Age: 2015

Finished Area: 4142 sq. ft.

Main: 1534 sq. ft.

Above Main: 1320 sq. ft.

Below Main; 1288 sq. ft.

Bedrooms: 5

Bathrooms: 4

Garage: Attached Double

Exterior: Brick, Stucco

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas forced air

Cooling: Central Air

Fireplaces: 1 Gas and 1 Electric fireplaces

Water: Municipal

Sewer: Connected

**Inclusions:** Frigidaire refrigerator, Frigidaire 6-burner cook top, double ovens, Panasonic Microwave, Samsung washer and dryer

**Room Sizes – Main Level**

Dining Room: 17'8 x 10'1

Bathroom: Full

Bedroom: 13'11 x 11'7

Kitchen: 17'8 x 15

Great Room: 19 x 21'4

Garage: 24'2 x 28'6

**Room Sizes – Upper Level**

Loft: 10 x 9'11

Master Bedroom: 16'8 x 19'1

Ensuite Bathroom: Full

Laundry: 8 x 6'3

Bedroom: 11 x 13

Bedroom: 11'10 x 11'6

Bathroom: Full

**Room Sizes – Lower Level**

Media Room: 18 x 13

Rec Room: 17'2 x 26

Storage: 7'8 x 7

Mechanical: 5 x 6'10

Bathroom: Full

Bedroom: 12 x 10'8

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

- Brand New Modern Contemporary luxury home in sought after Woodlawn Hills!
- Located in a neighborhood of prestigious homes set on a cul-de-sac
- Minutes to area beaches, quality school catchment, dining and boutiques
- Easy care landscaping with raised brick flower and shrub beds and level rear yard Ample space for pool if desired ( 2000 square feet level lawn area)
- Back yard patio with barbeque gas hook up
- Pleasing curb appeal is created by the extensive use of brick and stucco on the exterior complemented by the frosted glass garage doors
- Exterior landscape lighting positioned to highlight the plantings
- Oversized garage with 13 foot ceilings, sink and RV plug
- Tankless hot water – Navien infinity instant hot water, heated floors, high efficiency furnace – 3 zone heating, air conditioner, wired for security
- Virginia mist granite in kitchen, wide 6 inch white oak stained flooring, seamless glass railings, floating staircase
- Stunning, modern light fixtures through out
- Custom wall millwork showcases the artwork

## Foyer

- Bright reception is created by the abundance of glass in the open concept main living areas
- 19' ceiling accented with tear drop glass chandelier
- Frosted glass panels inset in door



# Detailed Information

## Great Room

- Upper transom windows
- Bright area with 5 windows and a street view
- Linear gas fireplace with stone surround and media hookup above

## Dining Room

- Open concept between kitchen and great room
- Matching tear drop glass chandelier complements the foyer lighting

## Kitchen

- Gourmet kitchen with ample countertop workspace
- Beautiful 3 inch thick waterfall edge raised island that seats 4 with ease
- 4 glass pendant lights highlight the island
- Stainless steel farmers sink inset into island
- Pendant lighting, inset lighting and under counter lighting create light perfect for all occasions
- Ample cabinetry with wall pantry
- White cabinets with linear pulls, pull out shelves and frosted glass upper display cabinets
- Colorful backsplash adds a pleasing element to the room

## Main Level Bathroom

- Vessel sink, granite counter
- Norelco frosted glass cabinets
- Metallic tiled wall and floors
- Seamless glass shower

## Bedroom 1 on Main

- View of the back yard
- Custom millwork on walls, hardwood floor

## Upper Level

- Casual, elegant upper level mezzanine, glass railing, overlooking the lower level living
- Custom built in book shelves
- Electric fireplace

## Laundry

- Sink, upper and lower cabinets
- Closet, tile floor
- Samsung washer and dryer

## Master Bedroom

- Custom millwork on walls with trayed ceiling, hardwood floor
- Modern linen light fixture, inset lighting
- Walk in closet
- 5 piece ensuite bathroom with 2 circular vessel sinks, stand-alone soaker tub, seamless glass shower and teardrop glass chandelier
- Linen closet

## Bedroom 2

- Lake and city views, 3 large windows
- Custom millwork on walls
- Carpet

## Bedroom 3

- View of rear yard
- Custom millwork on walls
- Carpet

## Bathroom

- 4 piece bathroom, tub shower combination with tile surround, vessel sink, tile flooring

## Lower Level

- Unfinished lower level currently being finished and will be finished to the same standards as the main and upper floor
- Bedroom and bathroom completed



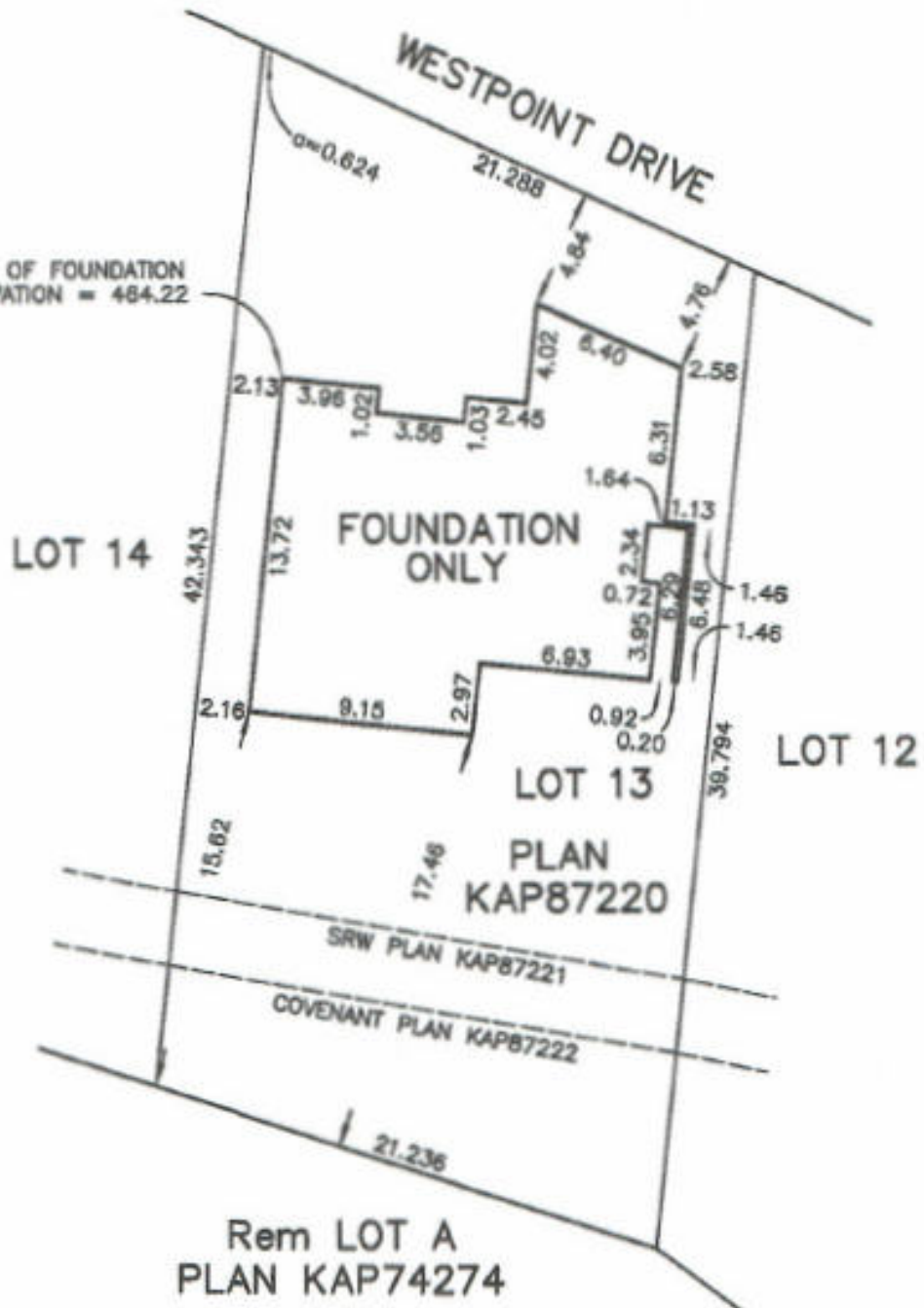
BC LAND SURVEYOR'S CERTIFICATE OF LOCATION ON LOT 13,  
SECTION 31, TOWNSHIP 29, ODYD, PLAN KAP87220

PID: 027-598-403

1079 WESTPOINT DRIVE



TOP OF FOUNDATION  
ELEVATION = 464.22



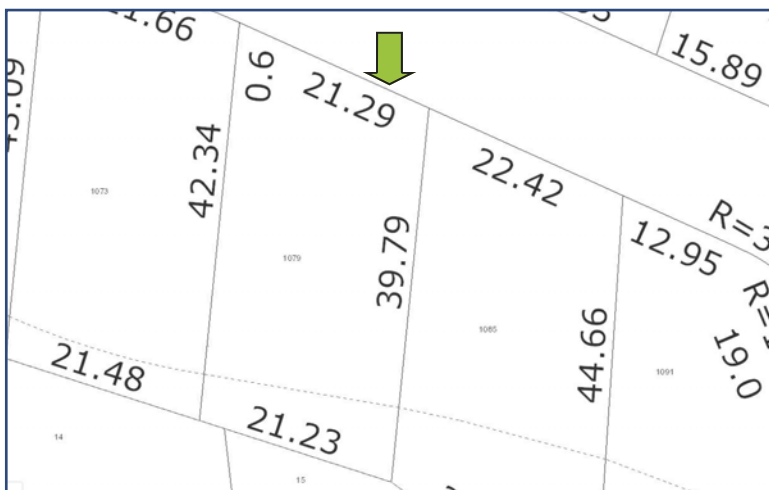
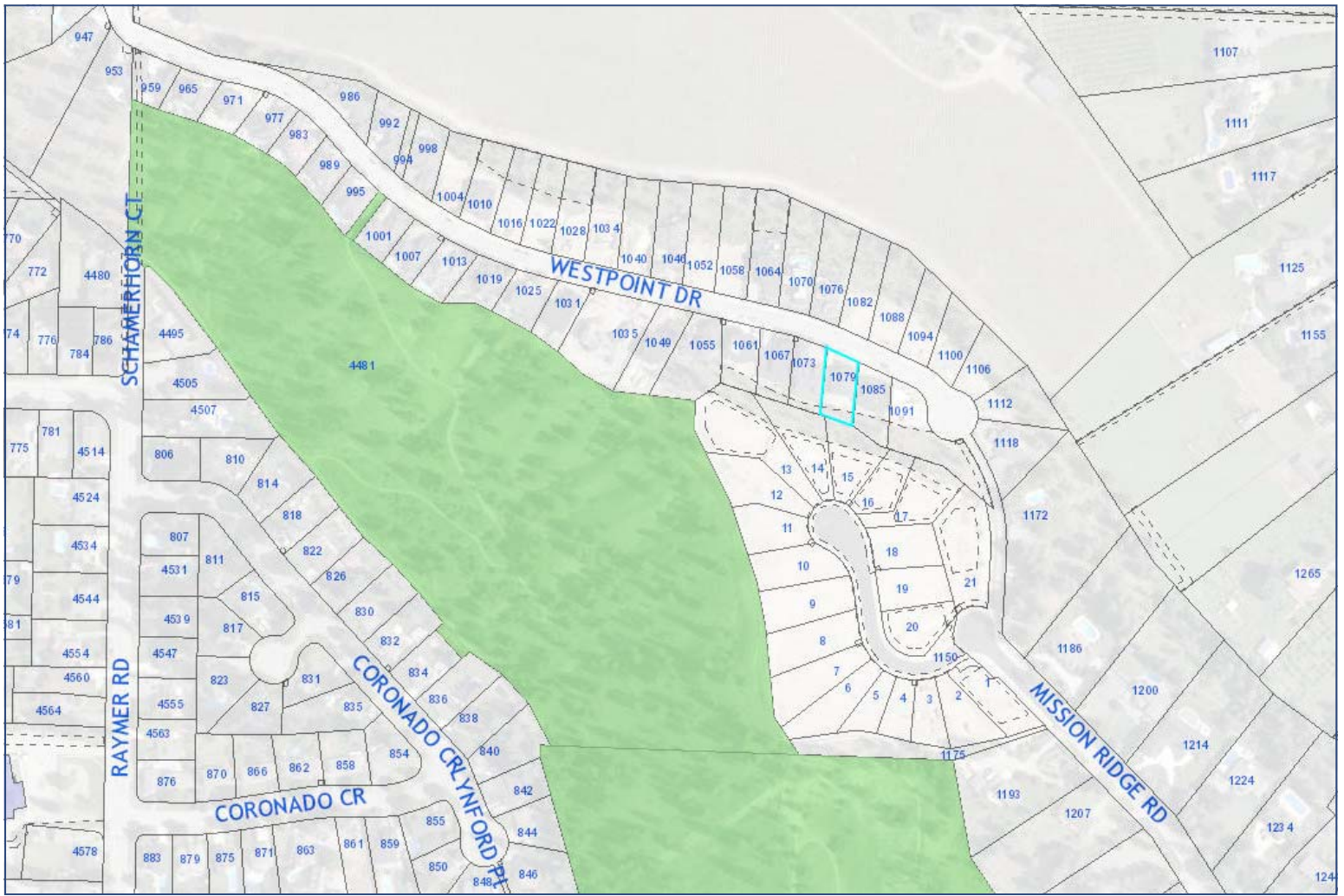
NOTE: ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM ISA No. 4-CITY OF KELOWNA  
THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

CLIENT: BRADLEY HOMES	DATE: NOVEMBER 10, 2014
SCALE: 1:300 METRES	FILE: 20027
	DRAWN BY: Pvg

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