



Gated Highpointe neighborhood leads to this majestic Villa perched upon a unique site affording a panoramic view of lake and city.

The home was designed to capture the setting and offer an entertainer's delight from the grand patios, pool complete with bar access, home theatre, wine display room, luxury guest accommodations with private ensuites, endless windows to frame the breath taking vistas.

The home is nestled within an amazing neighborhood of executive architectural homes in a central location only minutes to nearby golf courses and downtown Kelowna. Triple Garage.

Proudly Presenting

1113 Parkbluff Lane



JANE HOFFMAN
GROUP

Features At A Glance:

Age: Built in 2009

Lot size: 0.370 acres

Builder: Edgecombe Builders

Finished Area: 7413 sq. ft.

Main: 2696 sq. ft. finished

Walk-out Level: 2723 sq. ft. finished

Upper Level: 1994 sq. ft. finished

Bedrooms: 6

Bathrooms: 8 in total , with 7 full and 1 two-piece bathrooms

Exterior: Stone, Stucco

Roof: Tile

Garage: 3-car garage

Water: Municipal

Sewer: Connected

Fireplaces: 4 gas fireplaces

Inclusions:

- Dacor built in microwave, Dacor side by side stainless refrigerator, Jennair dual electric wall ovens, Dacor 6 burner gas cooktop with warming drawer, Lamber commercial dish washer, Silhouette beverage fridge, Frigidaire Gallery series upright freezer and fridge in walk in pantry
- Samsung front load washer/dryer main level, Maytag dishwasher, Panasonic microwave, lower level bar

Mechanical:

- 3 HRV units, one dedicated to the cigar room
- 3 forced air, boiler fired, air handling units
- 6 zone controls for the heating and cooling system
- 3 flow through humidifiers
- Boiler fired domestic hot water heating
- Reverse osmosis water filter system
- High efficiency gas fired boiler system
- 2 heat pumps for heating and cooling
- Flood stop water sensor system

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

Foyer: 10 x 19

Living Room: 19 x 19

Kitchen: 12 x 28

Eating Nook: 14 x 16

Pantry: 8 x 18

Mud Room: 8 x 8

Laundry: 8 x 8

Cigar Room: 14 x 19

Bedroom could be office: 11 x 16

Ensuite Bathroom: 9 x 9

Bedroom: 11 x 16

Room Sizes - Upper Level

Master Bedroom: 18 x 22

Ensuite Bathroom: 9 x 18

Bedroom: 11 x 16

Ensuite Bathroom: 9 x 9

Bedroom: 14 x 19

Ensuite Bathroom: 5 x 10

Room Sizes - Walk Out Level

Games Room: 19 x 34

Bedroom: 14 x 19

Bedroom: 11 x 13

Ensuite Bathroom: 8 x 8

Bathroom: 7 x 10

Bathroom: 15 x 5













Detailed Information

Exceptional Features

- Sweeping views of Okanagan Lake, Kelowna's city lights, Okanagan Mountain Park Perched on top of mountain side, backing onto green space you will find an enclave luxurious residences at Highpointe
- Tuscany style home, warm, inviting, inspired by textures and colors found in nature
- This timeless style exudes old world charm while offering all the advantages of modern convenience
- Meticulously built by Edgcombe Builders with careful scrutiny to every detail
- Lighting fixtures of choice are wrought iron chandeliers and wall sconces providing a warm hue with inset spot lighting for a brighter light selection
- Custom wrought iron detailing on railings with solid wood fir posts and handrails. All stairs are lit at floor level and overhead
- Textured drywall finish on most interior wall surfaces and painted ceilings
- Full house media audio and surveillance system located in lower level mechanical room
- In floor radiant heat on main floor
- Walnut hardwood floors
- Custom alder interior doors
- Acoustic batt insulation in all interior walls and ceiling areas
- Infinity edge concrete salt water pool, structurally engineered concrete walls, separate wading pool for young children, swim up bar area complete with bar stools that opens to interior bar
- On a breezy summer evening, comfort is offered on the covered outdoor pool patio with a stunning stone fireplace and overhead heaters
- Exterior boasts copper accents, wood soffits, wrought iron, flagstone, and tile roofing
- Five outdoor viewing decks blend nature with interior also have full audio experience
- Magnificent curb appeal, stone paver driveway with stamped concrete border
- Extensive use of natural flagstone. No rock has been cut, but fitted meticulously. Simply spectacular workmanship!
- Custom overhead wood doors with iron accents lead to triple car garage that has 11 wood windows, 400 amp electrical service

- Garage flooring finished in a durable polyurethane coating system provided by "Quantum
- Bright and functional **workshop** off garage, heated flooring plus electric baseboard heat, spacious mezzanine area for storage
- Laundry areas provided on main and lower levels plus master bedroom
- Full home water treatment system with home softener and reverse osmosis provided at sinks

Foyer

- Copper roof over front entry to the home
- Grand portico styled entrance gives access to stunning reception area, 12 ft ceiling
- Custom built wood and glass front door with bordering arched windows flood the entry with natural light
- This spacious area features a beautiful two way gas fireplace to the Great Room
- Travertine tile on the entry walls, travertine flooring

Great Room

- A peaceful setting is created with the warmth of the walnut hardwood floors
- Custom double sided travertine gas fireplace
- Detailed wood ceiling with beam accents complement the 23 ft height ceiling
- Breathtaking views provided through the five piece "Nana" window wall system to outer deck, truly bringing the outside in
- Living room blends with kitchen area for a true open living space
- Convenient electric operated window covers to provide privacy if needed
- Great Room is illuminated naturally by wall of windows
- Beautiful wrought iron chandelier and inset spot lighting
- Surround sound speaker system
- Access to large covered deck with BBQ outlet and overhead radiant heat

Kitchen

- Kitchen has particular elements to achieve the Italian style kitchen that flaunts the love of cooking, custom beam detailing on ceiling
- Large centre granite island doubles as an eating bar, uniquely shaped preparation sink, recycling bin pull out
- Granite counter tops with tumbled travertine backsplash with overhead tray and wood inlaid ceiling
- Custom travertine range hood is uniquely crafted in same tones as backsplash, antique detailing creates a focal point of the kitchen
- Abundance of alder wood cabinetry, self closing drawers, pantry units with pull outs, solid core wood pantry door
- “Floating” hardwood heated floors
- Vacuum pan
- Oversized butler’s kitchen features open faced lower cabinetry, granite counter top
- Spacious eating area open to the kitchen, surrounded in windows to capture the stunning view of the city and mountains, access to covered outdoor deck

Pantry

- Full custom cabinets, granite countertops, storage closet, radiant floor heating, travertine tile floor, imported arched custom solid core wood door

Mud Room

- Abundance of storage provided by large walk in closet with built in closet shelving Custom wood lockers complete with storage bench and coat hooks
- Travertine tiled floors, access to front driveway or garage

Laundry Room main floor

- Laundry chute, wood cabinets, built in ironing board, travertine tile flooring

Cigar Room

- This spacious cigar room provides a smoke barrier on all perimeter walls
- Dedicated HRV ventilation exhaust
- Imported arched custom solid core wood door
- Unique reed grass wall covering, crown moldings and illuminated by wall sconces
- Wet bar custom wood cabinetry with wine storage and sink
- Hardwood floor
- Access to main outdoor deck

Bedroom - currently used as Office

- Double French doors lead to convenient main floor bedroom with walk in closet, tumbled travertine tile floors, 3 piece ensuite bath with walk in shower

Main Stairwell Up and to the Lower Level

- Curved, lighted art niches, custom wood shelves and wrought iron detailing
- Wrought iron spindles, glass paneled railing
- **2nd Rear Stairwell**

Bedrooms upper level

- Two bedrooms plus master suite located on upper level
- **Bedroom 1**, exceptionally bright with a tremendous view of city and lake captured by the bayed window. Full walk in closet, 4 piece ensuite bath
- **Bedroom 2**, spacious room, bayed window offering a great view of front courtyard, walk in closet, 4 piece bath

Master Bedroom Suite

- A private get-away in your home that is relaxing, comfortable with spectacular view of the lake and sparkling city lights
Juliet balcony overlooks the Great Room with pocket door
- French doors lead to own private lake view deck, stamped concrete, ceiling fan
- Tray ceiling with crown moulding accents, inset lighting
- Walk in closet features custom built in cabinetry with drawers, shelving and granite countertop
- Audio/TV speaker system
- Hardwood flooring
- Convenient **second laundry** room with chute

Master 5 piece ensuite bath

- The perfect combination of sheer indulgence and timeless beauty
- Tiles frame the entire space, outlining the oversized bath, seamless glass tiled shower
- Soaker tub is surrounded in picturesque lake view windows.
- Ensuite shower has wall length sitting bench, rain shower and wall head, features Thermasol steam component
- His and Her vessel sinks separated by a granite make up counter
- Lots of custom built in storage provided in the ensuite

Walk Out Level

Games/ Family Room

Indoor Bar/Kitchen/Outdoor Patio

- Wide staircase with stair lighting leads to lower level
- Spacious open family and games room with amazing kitchen and bar area, an entertainer's delight
- The flooring is heated pressed concrete with a stone border accent in a wide plank design
- Custom stone work is abundant in this area. Pillars and full wall of stone surrounds the fireplace
- Wood beam detailing on ceiling with recessed pot lighting and beautiful wrought iron track lighting over pool table
- Full five panel "Nana" door unit opens to the outdoor pool area
- Turquoise green **infinity salt water pool** features glass tile and swim up bar with concrete bar stools
- Unique glass separation from infinity pool leads to wading pool for young children
- Inset **hot tub** with trellised overhead just off pool and barbeque area
- Convenient pop up cleaning heads at bottom of pool
- The outdoor pool patio offers a stainless steel gas fireplace with custom built stone surround
- Built in barbeque with stainless steel backsplash, ceiling vent
- 3 piece bathroom with access from the barbeque and pool area and features radiant heat flooring, glass shower wall
- The bar area has convenient pass thru window to outdoor barbeque patio
- This sunken bar and kitchen combo gives access to pool with full opening windows
- Granite counter tops, tiled backsplash, custom cabinets and top appliances

Media

- A true theatre experience is provided with the top of the line sound and picture system
- Raised seating area with step lighting
- Full custom wood slide out cabinets for media units
- Soft lighting created by the wall sconces

Wine Room

- Full use of natural materials, solid wood paneled door
- Stone walls and ceiling with custom built wood wine rack, viewing window to media room
- Climate and humidity controlled

Bedrooms - Walk Out Level

- **Bedroom**, carpet, closet with built in organizers, 3 piece ensuite bathroom
- **Bedroom**, lake and city view, bay window, huge walk in closet with bunk beds, French door to covered patio

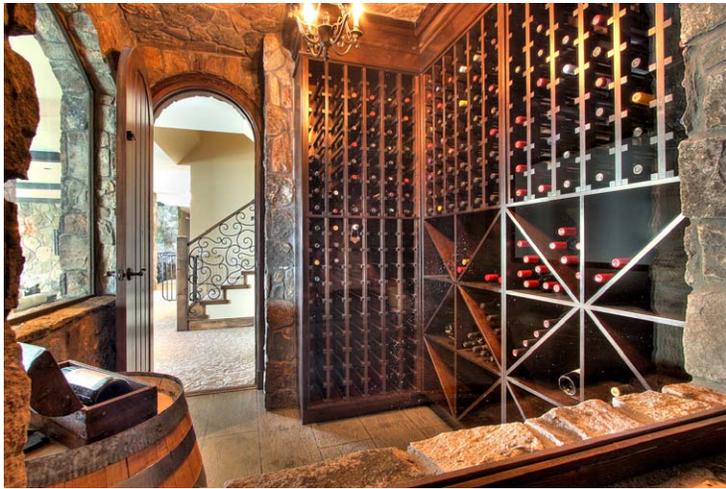
Laundry Room - third laundry room on this level

- Stacked washer/dryer

Bathrooms

- 2 piece powder room, main level, antique furniture style vanity unit, pottery vessel sink, separate toilet, tumbled travertine floor, HRV ventilation exhaust
- 3 piece ensuite bathroom, main level bedroom, walk in tile shower, 12 millimeter glass door
- 4 piece ensuite bathroom, upper level, tub/shower combo, marble sink,
- 4 piece ensuite bathroom, upper level, tub/shower combo
- 5 piece master bedroom ensuite, upper level
- 3 piece bath, lower level, accessed from deck and pool area
- 3 piece bath, lower level, bedroom ensuite, walk shower, marble counter
- 4 piece bathroom, lower level, tumbled travertine floor







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