



**JANE HOFFMAN**  
REALTY

## CUSTOM HOME ON 2.58 ACRES IN A QUIET RURAL LOCATION



**PROUDLY MARKETED BY JANE HOFFMAN**

***4275 Todd Road***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	4275 Todd Road Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	5, 3 full, 2 half
		<b>Finished Area</b>	4742 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	2.58 Acres, 283 ft. x 330 ft.	<b>Exterior</b>	Stucco
<b>Year Built</b>	2021	<b>Roof</b>	Torch On, Metal
<b>Water</b>	Irrigation District	<b>Heating</b>	Natural Gas Forced Air
<b>Sewer</b>	Septic	<b>Cooling</b>	Central Air
<b>Main Level</b>	2364 sq. ft.	<b>Fireplace</b>	2 Gas Fireplaces
<b>Lower Level</b>	2000 sq. ft.	<b>Garage/Driveway</b>	Attached, Detached for 6 cars
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Foyer: 24'11 x 9'6  
Living Room: 24'11 x 24'11  
Dining Room: 24'11 x 8'0  
Kitchen: 12'5 x 21'10  
Primary Bedroom: 15'2 x 17'4  
Walk-In Closet: 15'2 x 9'11  
Full Ensuite Bath: 15'2 x 15'9  
2-Piece Bathroom: 6'7 x 6'0  
Laundry: 14'3 x 17'1  
2-Piece Bathroom: 3'8 x 8'0  
Deck: 61'4 x 11'9  
Garage: 49'4 x 35'1

### Room Sizes - Lower Level

Rec Room: 23'7 x 22'4  
Wet Bar: 23'4 x 10'7  
Bedroom: 14'5 x 14'11  
Full Ensuite Bath: 14'4 x 10'6  
Bedroom: 12'4 x 11'4  
Bedroom: 15'8 x 15'10  
Full Bathroom: 6'5 x 10'1  
Utility: 10'9 x 10'1  
Utility: 8'9 x 5'3

### Inclusions

- Sub-zero fridge with cabinet finishing
- WOLF Industrial oven with centre griddle and pot filler
- Liebherr
- Smeg fridge
- Magic Chef mini fridge
- Silhouette wine chiller
- Electrolux front load washer and dryer

### Mechanical

- NTI Boiler system
- Lutron system
- SONOS surround system
- 5 Channel surround sound on the lower level
- Wi-Fi ports throughout the home
- SMART Home System

**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.



## WELCOME TO 4275 TODD ROAD

Extraordinary quality & design defines this one-of-a-kind custom home set on 2.58 private acres in the heart of Southeast Kelowna. Superior finishes are evident throughout this 4,364 sq. ft. 4-bed 5-bath residence. Vaulted ceilings, a custom tongue-&-groove Hemlock barrel ceiling over the great room, polished concrete floors with in-floor radiant heat, & American Clay textured walls. Sand-blasted 10-foot steel doors lead to each room, all featuring floor-to-ceiling windows overlooking the orchard & lake views.

Well-appointed chef's kitchen with professional appliances, expansive Dekton island with Fir counter reclaimed bar seating, Kekuli Bay barnwood finish cabinetry, & commercial ventilation. Glass doors flank the dining area off the great room allowing for a seamless transition from indoor to outdoor living! Exceptionally private master suite with sweeping views, Hemlock ceiling, & his/her walk-in closet. Opulent ensuite featuring a soaker tub + steam shower with multiple body spray options & heated mirrors.

The lower level opens to an entertainment area with full wet bar and bar seating plus a TV area. 3 large bedrooms complete this level with one featuring a private ensuite. All bedrooms offer direct access to the back yard. SMART home system controls doors, heating, windows, gates, Lutron blinds, lighting & security. Sonos surround sound & multiple Wi-Fi ports throughout. Attached 4 to 5 car garage with LED lighting + a detached garage for toys. This private estate has it all!

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088



















## EXCEPTIONAL FEATURES

- Hemlock wood barrel ceiling with steel beams
- Custom tongue and groove design on site by John Paul with Reclaimed Elements
- Doors - full length doors from floor to ceiling, sand blasted
- Polished concrete floors with in-floor radiant heat throughout the home by Keith Crewe
- The lower-level bar counters are also polished concrete finished
- Heated concrete driveway up to the paved portion
- Garage: Pre-finished concrete, all windows automated
- Walls: textured with American Clay
- 100-year-old doors from India for lower level ensuite
- Hydraulic wall of windows opens from great room to patio making a seamless transition for indoor-outdoor living
- Dekton kitchen counters offer durability and a modern designer look
- Wi-Fi boosters throughout the home keeping the signal consistent
- Entry door is engineered oak with quarter inch and balsa core
- Cabinetry by Kekuli Bay
- SONOS sound system throughout home with multiple zones
- Barrel ceiling is carried into the primary bedroom
- Steam shower with 4 functions and body sprays
- Ensuite has automated skylight
- Windows are all triple pane low E
- All custom 10 ft. interior doors
- All lower bedrooms offer NANO doors for an optimal indoor-outdoor living
- All matte black hardware finish on interior doors
- Garage with radiant in-floor heating
- Prefinished birch ceiling in the garage plus 2-piece bathroom
- Unique LED light fixtures in garage plus transom windows for natural daylight
- SMART Home System controls doors, heating, windows, gates, Lutron blinds, lighting, and security (Vanreit is the company that can assist in the control system)
- Electric car charger
- Windows are a "Tilt and Turn" mechanism
- Multi point door handles
- Bobcat and plow come with the property
- Roof is steel standing seam, integral gutters, and "TPO = Thermoplastic Polyolefin"

## Entry/Foyer

- Partially paved driveway leads to the large heated concrete parking area and the 3-4 car garage
- Grand entry with stucco finished archway and barrel ceiling
- 10 ft. engineered pivoting oak door with glass inserts
- Adjacent coat closet with built-in shelving and organizers
- Open design with upon entry views of the surrounding orchards from the floor to ceiling windows Eye capturing Hemlock barrel ceiling with steel beam finishings

## **Living/Dining Room**

- Enjoy the comforts from the liner gas fireplace finished with floor to ceiling concrete surround and mounted media above
- Fantastic entertainment space, the thoughtful design creates this heart of the home that will accommodate large gatherings
- Ease of access to the outdoor seating area with one-of-a kind hydraulic doors that provide a seamless transition for the indoor-outdoor living spaces
- High Hemlock barrel ceiling finished with steel beams, recessed lighting, and surround sound
- Polished, heated concrete flooring

## **Kitchen**

- Quality designed and built gourmet kitchen with attention to detail including wireless phone charging stations built into the center island
- Entertainment sized waterfall edge centre island finished with Dekton Quartz, one of the most durable, low-maintenance materials in the industry today
- All cabinetry was provided by Kekuli Bay with a barnwood finish and push to open mechanism (no pull handles)
- Modern, LED circular pendant lighting above island
- Ease of access to the outdoor dining and lounging area capturing the orchard view
- Air lock Industrial grade gas stove with hood vent
- Linear LED lighting above stove for a brighter workspace

## **Primary Bedroom**

- Surrounded in windows, this is a true special retreat
- Panoramic views of the lower orchard and backyard and access to the covered deck
- Rough cut hardwood backboard that extends up the walls and seamlessly ties into the ceiling
- Full surround sound & recessed lighting throughout
- Walk through closet with floor to ceiling cabinetry consistent with the design in the home

## **5-Piece Ensuite**

- Relax in the freestanding bathtub and enjoy the skylight that opens to enjoy the sounds of nature and the mountain breeze
- Seamless glass/tile walk-in steam shower with multiple body jets, wall niche with lighting, massive waterfall shower head, window to outside offering natural light and recessed lighting
- Floating vanity with two vessel sinks, two mounted mirrors with heat/lighting built-in, under vanity LED lighting
- Mounted to wall toilet with hide-a-tank
- Modern recessed fans
- Surround sound, heated flooring, and multiple windows for abundant natural light

## **Laundry Room**

- Perfectly positioned off the 3-4 car garage and main living spaces
- Lots of storage and Dekton Quartz countertop space with linear LED lighting under the upper and lower cabinetry
- Electrolux front load washer/dryer, concrete heated floor, utility sink
- Convenient bench seating with built-in cubbies
- Floor to ceiling window with orchard views

## **2-Piece Bathroom**

- Trillium Dekton counter finish with vessel sink and mounted mirror
- Under vanity lighting
- Situated off the main foyer and living spaces

## **2-Piece Bathroom (Garage)**

### **Lower Level**

#### **Recreation Room/Wet Bar**

- Fully illuminated staircase leads down to the full walk-out basement with access to the backyard
- Floor to ceiling concrete finished linear gas fireplace
- Wet bar with brick feature wall, concrete countertops, bar fridge, S/S sink and dishwasher
- Floor to ceiling glass wall which opens completely to the outdoor setting
- Tray ceiling with lighting and surround sound
- Radiant in-floor heating throughout

#### **Bedrooms 2 & 3**

- Bright bedrooms with direct walk-out access to the backyard and both come equipped with NANO doors
- Floor to ceiling glass doors for added natural light
- Same quality cabinetry as kitchen to keep everything uniform
- Both bedrooms are close to the 3-piece bathroom
- Lutron blinds

#### **Second Primary Bedroom With 4-Piece Ensuite**

- Lower-level resort like primary suite with direct access to the backyard
- Floor to ceiling windows provide natural light and view to the backyard

#### **4-Piece Ensuite Bathroom**

- Seamless glass and tile walk-in shower with oversized waterfall head, wall niche with LED lighting, bench seating and free hand wand shower head
- Freestanding "Flureco" soaker tub with tile feature wall and wall niche for product storage
- Mounted vanity with under LED lighting, vessel sink, granite countertop with rough cut edge and open space to bedroom capturing natural light and a backyard view
- Radiant heated flooring, surround sound and recessed lighting
- Wall hung toilet

#### **Massage Building – 294 sq. ft.**

- Entry foyer with door to 3 piece bathroom and door to massage room



4 BED | 3.5 BATH | 4364 SQ.FT  
MAIN FLOOR 2364 SQ.FT



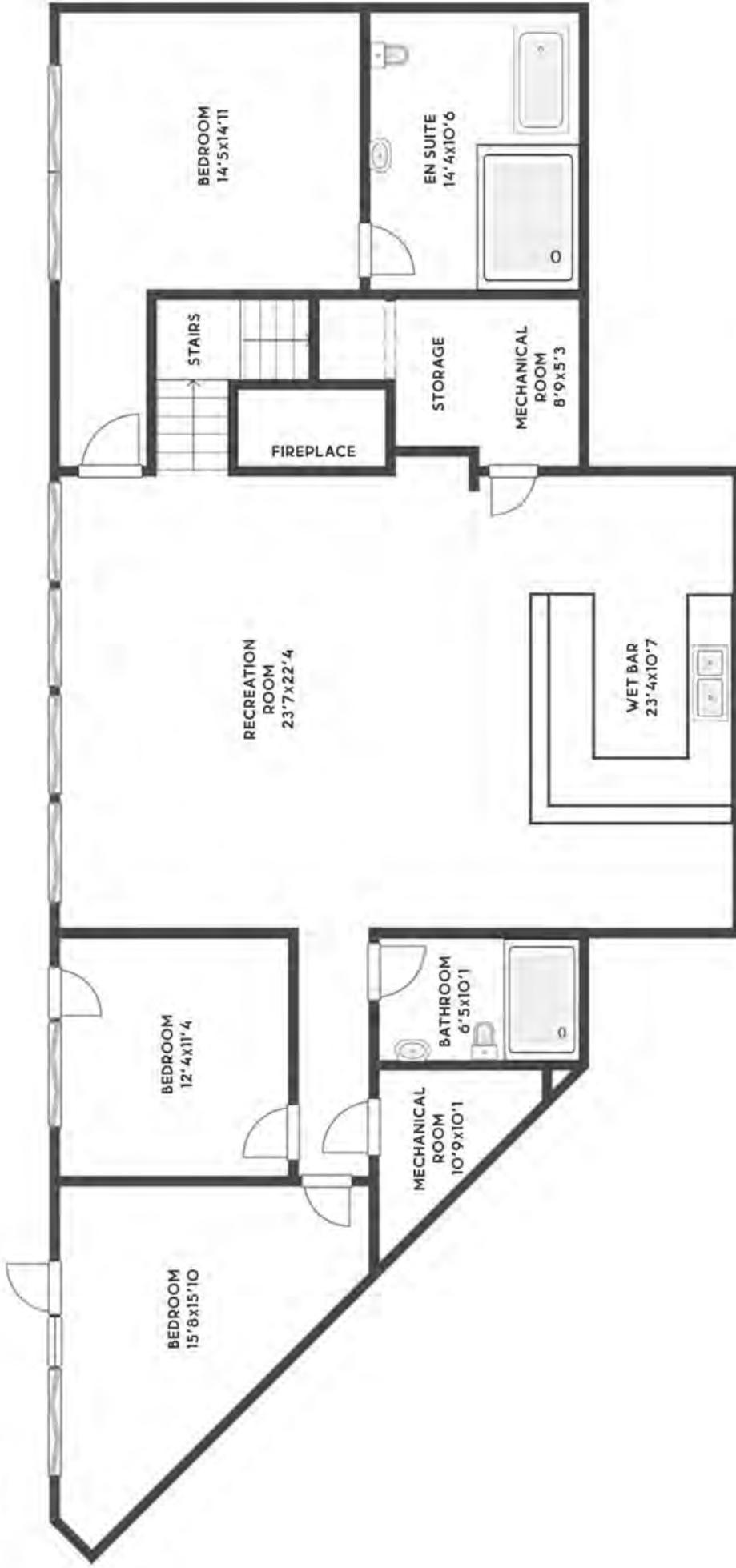
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Tan regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.



4 BED | 3.5 BATH | 4364 SQ.FT  
LOWER FLOOR 2000 SQ.FT



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4 BED | 3.5 BATH | 4364 SQ.FT  
MESSAGE BUILDING 294 SQ.FT



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