



JANE HOFFMAN
REALTY

TIMELESS ELEGANCE AND DESIGN - BACKYARD OASIS WITH POOL



Proudly marketed by JANE HOFFMAN

**995 Westpoint Drive
Kelowna, BC**

DETAILS

Address	995 Westpoint Drive Kelowna, BC	Bedrooms	4
		Bathrooms	4,3 full, 1 half
		Finished Area	6397 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.194 Acre, 80 ft. x 121 ft.	Year Built	2005
Water	Municipal	Exterior	Stucco
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley	Heating	Natural Gas, Forced Air, In-Floor Electric
Main Level	2431 sq. ft.	Cooling	Central Air
Upper Level	1685 sq. ft.	Fireplace	3 Gas & 1 Electric Fireplaces
Lower Level	2281 sq. ft.	Garage/Driveway	Attached Triple
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Dining Room: 13' x 16'1	Room Sizes – Upper Level	<ul style="list-style-type: none">• Panasonic microwave
Family Room: 17' x 14'8	Primary Bedroom: 15'11 x 20'1	<ul style="list-style-type: none">• Thermador oven
Kitchen: 22'4 x 21'6	Full Ensuite Bath: 30'7 x 15'2	<ul style="list-style-type: none">• Thermador fridge freezer with water and ice dispenser
Laundry: 12'4 x 13'	Bedroom: 19'9 x 16'2	<ul style="list-style-type: none">• Thermador 6 burner gas stove (WIFI included)
Living Room: 21'3 x 27'1	Full Ensuite Bath: 9'2 x 10'2	<ul style="list-style-type: none">• Vent-A -Hood (hood vent)
Office: 16'5 x 14'6		<ul style="list-style-type: none">• Marvel wine chiller
Den: 10'3 x 11'6	Room Sizes – Lower Level	<ul style="list-style-type: none">• ASKO dishwasher
Bathroom - Half: 4'10 x 6'10	Rec Room: 22'1 x 25'3	<ul style="list-style-type: none">• Jackson grills BBQ
Garage: 23'10 x 37'6	Theater: 14'8 x 18'2	<ul style="list-style-type: none">• Jackson grills fridge
	Bedroom: 14'2 x 15'7	<ul style="list-style-type: none">• Jackson grills gas burner
	Bedroom: 28'3 x 14'10	<ul style="list-style-type: none">• Maytag dryer/steamer
	Full Bathroom: 8'7 x 11'10	<ul style="list-style-type: none">• Samsung washing machine
	Gym: 21'5 x 17'11	<ul style="list-style-type: none">• Freezer in garage
	Storage: 9'6 x 10'6	<ul style="list-style-type: none">• Wine Chiller in basement (mini fridge)
	Utility: 8'8 x 9'6	<ul style="list-style-type: none">• KoolR wine chiller for wine cellar

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 995 WESTPOINT DRIVE

This property is a remarkable find offering a one-of-a-kind layout with room for everyone over 3 levels. Meticulous craftsmanship and unmatched quality throughout. Stunning great room with high ceilings, floor to ceiling windows and African walnut flooring. Gourmet kitchen with granite countertops, 6 burner Thermador gas stove, generous center island and butler's pantry.

Off the main living area discover a backyard retreat with saltwater pool, outdoor kitchen, pergola with misters, spacious lounging area and mature trees providing exceptional privacy.

Upstairs you'll come to a beautifully oversized landing that pulls you through the french doors to the primary suite. Enjoy lake views, a private balcony, a spacious walk-in closet, and a luxurious ensuite. An additional bedroom with ensuite completes the second level.

Fantastic basement featuring 2200 sq. ft. of living with 2 beds, 1 bath, a gym, rec room, cooled wine room and theater.

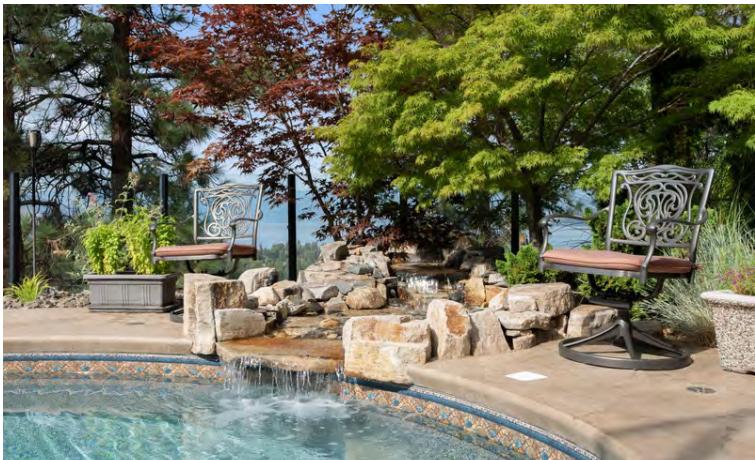
Triple garage with built-in cabinetry perfect for storage and tools. Dog wash station in the laundry room off the garage. So many possibilities for everyday living and entertaining.

This home is just minutes from excellent schools, the City of Kelowna amenities and beautiful hiking trails in Mission Ridge Park.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

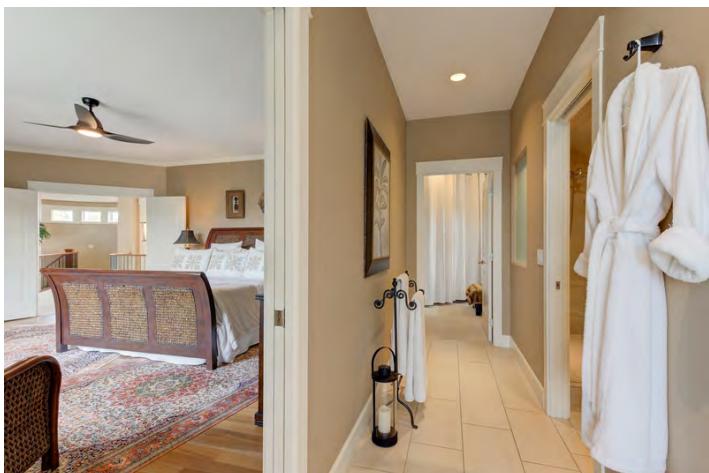
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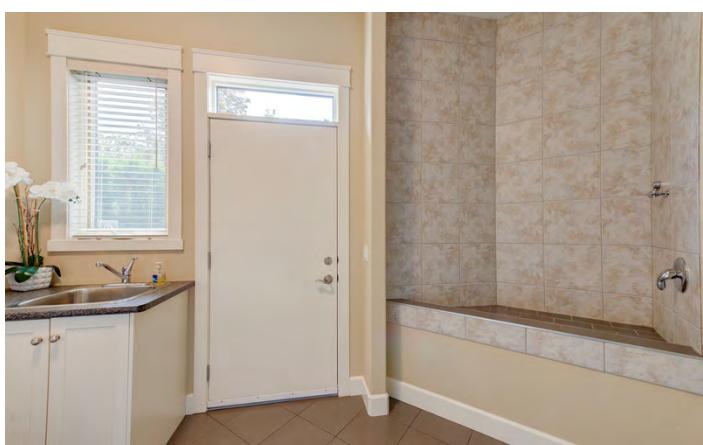




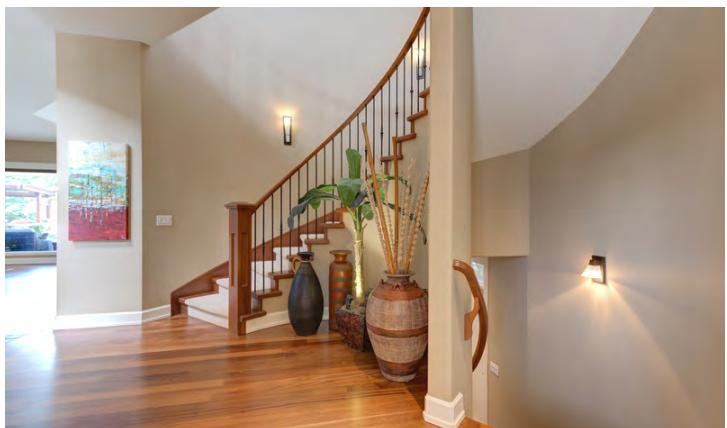
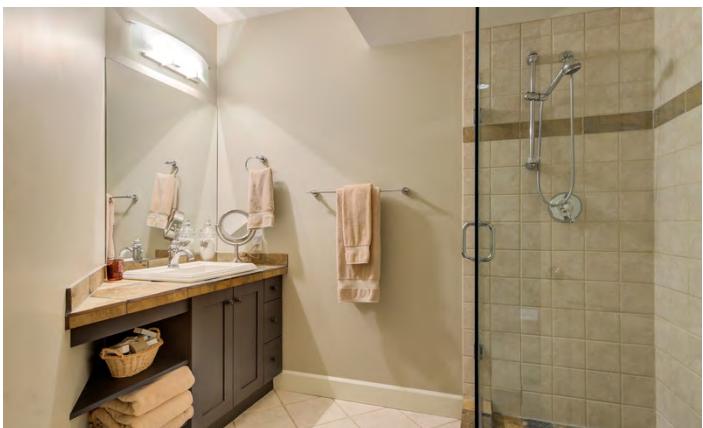












995 Westpoint Dr, Kelowna, BC

Main Floor Exterior Area 2431.19 sq ft
Interior Area 2219.19 sq ft
Excluded Area 759.92 sq ft



2nd Floor Exterior Area 1684.98 sq ft
Interior Area 1494.55 sq ft
Excluded Area 405.15 sq ft



0 5 10 ft

PREPARED: 2022/08/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



995 Westpoint Dr, Kelowna, BC

Basement (Below Grade) Exterior Area 2281.13 sq ft
Interior Area 2091.57 sq ft
Excluded Area 45.67 sq ft



0 5 10 ft

PREPARED: 2022/08/24



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EXCEPTIONAL FEATURES

- Turnkey move in ready family home with over 6300 sq. ft. of luxury living
- 4 large bedrooms with the option for a 5th and 4 bathrooms
- Stunning valley, mountain, and lake views from this property
- Backyard oasis with saltwater pool with waterfall, pergola with outdoor kitchen, lounging and easy access to the interior living space
- Underground irrigation and fully illuminated grounds make for a picture perfect residence when the sun goes down
- Property is surround by mature gardens, trees, and shrubbery
- Triple garage with loft space above for extra storage
- Private lakeview deck off the primary bedroom with spa inspired ensuite bath
- Large basement perfect for entertainment with theater room, gym/flex space, 2 bedrooms and a wine room that can hold approximately 400 bottles of your most special wines
- Grand 2 storey foyer upon entering the home
- Meticulous craftsmanship and unmatched quality throughout
- Dog wash station in laundry room with tile surround
- Gourmet kitchen with top-of-the line stainless steel appliance package
- This home is located in the prized Woodland Hills neighbourhood of Lower Mission and is only a short distance to multiple wineries, schools, dining, hiking and downtown Kelowna City

Seller Updates

- New a/c unit for main floor and basement
- New a/c unit for upstairs
- New electronic air cleaner for main floor and basement furnace
- New electronic air cleaner for upstairs furnace
- New steam humidifier for main floor and basement
- New gas water heater
- New Thermador Wi-Fi stove/range and range hood in kitchen
- U/V reflective film on most windows
- New pool liner
- New variable speed pool pump
- New control panel for pool equipment including remote control unit
- Misting system around BBQ and pool lounging area
- New hardwood flooring on main floor
- New clothes washing machine
- New wine cellar cooling unit
- Upgraded attic insulation for better R-Value
- Upgraded attic ventilation

Triple Garage

- Built in work bench with cabinets and upper cabinetry
- Nook with bay windows and loft storage
- Man door to the exterior

Entry/Foyer

- Mature shrubbery all along the driveway
- Fully landscaped with gated courtyard
- Grand 2 storey foyer with tile and hardwood flooring
- Upon entering, the open design provides a stunning view of the backyard and mountains from the floor to ceiling windows
- Side windows beside solid wood door provide natural light

Living Room

- 2 storey ceilings with lovely views of backyard and mountains in the distance
- Gas fireplace with stone surround, mantel and raised hearth
- Alcove beside fireplace great for cabinetry with storage
- African Walnut hardwood flooring
- Some of the windows are equipped with recessed pull-down blinds & electric blinds
- Ceiling fan and recessed lighting
- Future buyer can wire in wall mounted speakers from the pre-existing wall mounts
- Open design to the dining room, family room

Family Room

- Circular family room with direct access to the kitchen and living room
- Tray ceiling with recessed lighting inside creating a soft hue
- Window facing the front courtyard
- Recessed lighting and ceiling fan

Kitchen

- Large granite centre island with multiple seating areas and pendant spiral shaped lighting fixtures
- Convenient access to the luxurious outdoor living space
- Bar seating off the kitchen with raised granite countertops
- Recessed lighting throughout, ceiling speakers
- Stainless steel undermount sink with garburator attachment
- Under cabinet lighting for a brighter working space
- Tile backsplash
- Pantry off the kitchen offers tiled counter with matching backsplash, recessed lighting, s/s utility sink and cabinetry with under lighting
- Built in spice holders with floor to ceiling shelving unit
- Convenient walk-through access to the family room
- Large breakfast nook encased with windows overlooking the resort like backyard

Laundry Room

- Convenient access from outside with walking path to the backyard pool area
- Counter with utility sink, upper and lower cabinetry, one double door floor to ceiling cabinetry
- Fully tiled in dog wash station
- The Dutch door allows you to keep a pet inside the laundry room and have the door open so they can have access to the fully fenced backyard

2-Piece Bathroom

- Located off the kitchen with granite vanity, circular vessel sink and mounted mirror above
- Kohler toilet, hardwood flooring

Den/Office

- Lots of windows with front yard views
- Carpet flooring
- Windows are equipped with shutter blinds
- Located on its own wing away from the main living spaces offering privacy and minimal sound
- Recessed lighting

Upper Level

Primary Bedroom

- Grand French style door entry with immediate views of the valley
- Hardwood flooring
- Natural gas fireplace with tile surround and mantel
- Crown moulding, ceiling fan
- Floor to ceiling widows overlooking valley equipped with recessed pull-down blinds

5-Piece Ensuite Bath

- Luxurious bathroom with private balcony access, glass railings provide unobstructed views
- All windows have shutter blinds
- Tiled vanity with his and her vessel sinks, solid wood cabinets, mounted mirrors
- Recessed lighting and in ceiling speakers
- Tiled in soaker tub with hand wand shower and perfectly positioned to embrace the view
- Linen closet storage
- Tile wainscoting, heated tile flooring
- Seamless glass and tile shower with waterfall and hand wand shower heads, intricate tile design on the shower wall
- Kohler toilet
- King size his and hers walk- in closet with built in organizers, shelving and additional storage

Bedroom #2

- Large bedroom with front yard views and windows all equipped with shutter blinds
- Carpet flooring, shaded lighting fixture
- French door access to the walk-in closet with floor to ceiling shelving, shoe shelving, and additional storage

4-Piece Ensuite

- Full ensuite with tile flooring & tile countertops with vessel sink
- Mounted mirror with bar lighting above
- Acrylic tub/shower combo with tile surround
- Vanity has wood drawers
- Multiple windows add natural light

Lower Level

- Lots of storage under the stairs

Bedroom #3

- Large bedroom with carpet flooring and multiple windows
- Cozy electric fireplace
- Shaded light fixtures
- Walk-in closet

Recreation Room

- Full wet bar with silhouette bar fridge, granite counters and s/s sink
- Under cabinet linear lighting add modern appeal
- Carpet flooring
- Included pool table with Tiffany lighting above
- Recessed lighting throughout
- Napoleon Gas fireplace with stone surround
- Wine room with lock, Koolr wine chiller, tile flooring and stone surround
- In ceiling speakers

3-Piece Bathroom

- Tile flooring, tiled vanity, vessel sink with mounted mirror above and bar lighting
- Seamless glass and tile walk-in shower with hand wand shower head
- Kohler toilet

Bedroom #4

- Carpet flooring, shaded light fixture
- Full walk-in closet with built-in shelving
- Located adjacent to the gym/flex space

Gym/Flex Space

- Large space, this room could be used as a 5th bedroom, gym, play room, games room, etc.
- Window, cork flooring, recessed lighting
- Storage with built in shelving

Theater Room

- Frosted glass French door entry
- Full media room with theater lighting fixtures
- Recessed lighting

Mechanical

- Two Carrier furnaces
- Two John Wood Hot Water Tanks
- Nu-Air ventilation system
- Two Lift master garage door openers
- Carrier furnace
- Two Goodman A/C units
- Hayward Pool equipment
- Electronic air cleaner (Honeywell Home)
- Telus security outdoor cameras and ring bell
- Whirlwind central vac system



LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison
JANE HOFFMAN REALTY



JANE HOFFMAN
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LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM