



JANE HOFFMAN
REALTY

MODERN HOME LOCATED ON THE CANAL WITH OKANAGAN LAKE ACCESS



PROUDLY MARKETED BY JANE HOFFMAN

1682 Pritchard Drive
West Kelowna, BC

DETAILS

Address	1682 Pritchard Drive West Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	2581 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.19 Acre, 70 ft. x 120 ft.	Year Built	1972, Substantially Renovated
Water Frontage	70 ft.	Exterior	Stucco
Water	Municipal	Roof	Torch On
Sewer	Connected	Heating	Natural Gas Forced Air, Heated Tile Flooring
Views	Canal, Mountain	Cooling	Central Air
Main Level	1171 sq. ft.	Fireplace	1 Gas Fireplace
Lower Level	700 sq. ft.	Garage/Driveway	Attached Oversized Double
Upper Level	710 sq. ft.	Foundation	Concrete

Room Sizes - Main Level

Foyer: 9'4" x 10'11"
Living Room: 18'3" x 17'11"
Kitchen: 21'1" x 12'2"
Dining Room: 18'3" x 10'6"
2-Piece Bathroom: 7'4" x 2'7"
Bedroom: 14'4" x 10'1"
Garage: 27'3" x 28'4"

Room Sizes - Upper Level

Primary Bedroom: 21'1" x 15'3"
Full Ensuite Bath: 13'7" x 8'8"
Office: 9'5" x 9'7"

Inclusions:

- Bloomberg dishwasher
- Marvel wine fridge
- LG washer & dryer
- WOLF 6 burner gas stove
- Miele coffee machine
- WOLF hood vent
- SUB-ZERO fridge
- SUB-ZERO freezer
- Bosch dishwasher
- Hot tub

Room Sizes - Lower Level

Family Room: 20'9" x 14'10"
Bar: 9'10" x 6'8"
Bedroom: 13'2" x 11'4"
Full Bathroom: 6'5" x 6'4"
Bedroom: 13'2" x 11'4"
Laundry: 9'3" x 9'10"
Utility: 4'2" x 6'4"

Mechanical:

- York furnace
- York A/C unit
- Navien hot water
- Irrigated property
- Lift Master garage door openers

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 1682 PRITCHARD DRIVE

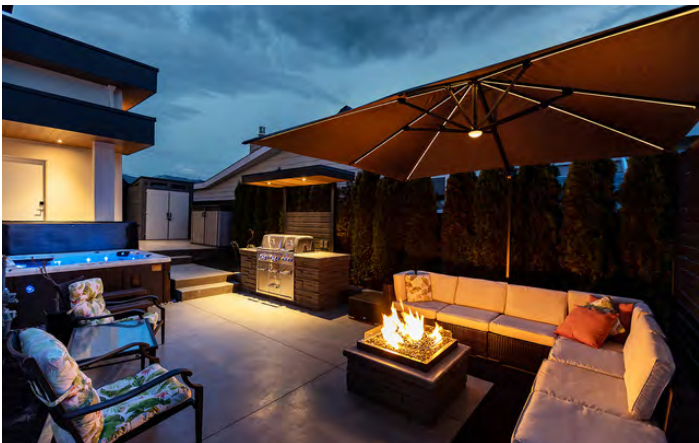
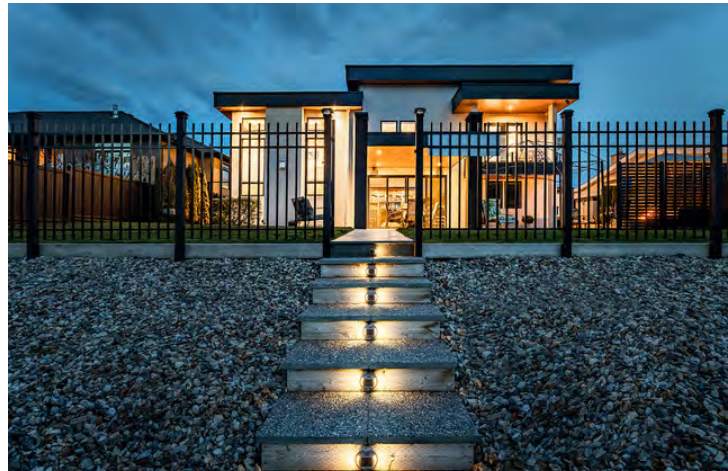
Discover Okanagan living on sought-after Pritchard Drive in West Kelowna. This waterfront home boasts an open floor plan, soaring ceilings, and thoughtful design throughout. Custom finishes include Acacia hardwood floors, heated tile flooring, glass-encased wine display, illuminated coffered ceilings, and high-gloss white cabinetry throughout.

Upon entry you're greeted by a multi-level design with the living area and kitchen ascending to the right and family room with walk-out access to the patio descending to the left. A highlight of the living area is the artist-designed floor to ceiling steel feature wall with a gas fireplace and TV that retracts into the floor. Dream kitchen with a top-of-the-line professional appliance package, a large waterfall center island, cabinet finish appliances and ample storage space.

The top level of this home offers a spacious primary retreat with a luxurious ensuite, private lake view balcony, walk-in closet, and large home office space. The lower level is built for entertaining with a generous-sized family room, custom bar with seating, and a seamless transition to the backyard oasis.

Spend summer days enjoying life on the water with easy access to the dock offering a 8,000 lb. lift and 2 sea doo lifts. In the evening unwind by the outdoor gas firepit and hot tub. Located in West Kelowna this property puts you minutes from world-class wineries, dining, golf-courses, and countless hiking and biking trails.

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



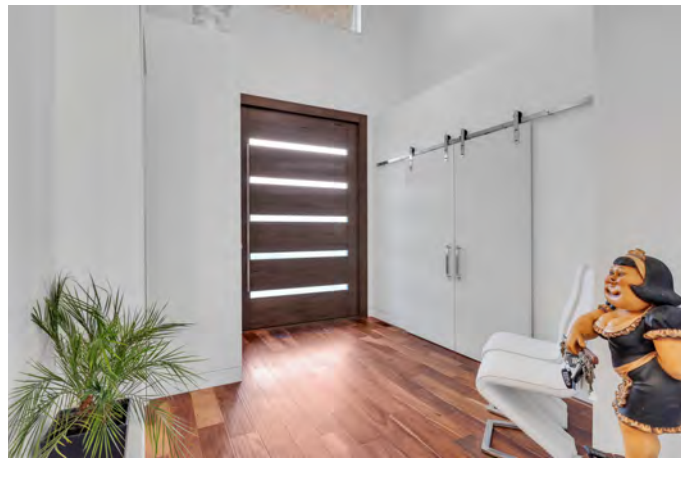














EXCEPTIONAL FEATURES

- Custom built home offering over 2500 sq. ft. of luxury living on prestigious Pritchard Drive
- 0.19 acre fully landscaped & level waterfront property
- Commercial grade 2-ply torch on roof
- This home is perfectly located within walking distances to parks and neighbouring world class wineries
- Heated tile flooring throughout the home
- Full security with approximately 7 cameras
- Luxury Acacia hardwood flooring throughout the main living spaces
- The walls and ceilings have spray foam insulation providing efficient heat & cooling throughout the seasons
- Fully fenced backyard great for pets and small children
- Plenty of outdoor living spaces which include a patio overlooking the water, hot-tub, gas fireplace to relax by and built-in dual bbq system in the outdoor kitchen
- Newer galvanized dock with composite decking, hydraulic 8000 lb. boat lift, 2 seadoo lifts (one hydraulic and one manual), solar powered lighting and water hookup, convenient for clean up of boats etc.
- Exceptional oversized double garage with vaulted ceilings, Swisstrax flooring and a large workbench area

Courtyard and Foyer

- Upon entering you are welcomed by a fenced in courtyard with green space and room for patio furniture
- Stunning "Ancient Medieval Bulgarian Walnut" front door with glass inserts allows natural light to pass through
- Grand foyer with high ceiling accented by intricate LED lighting fixture
- Adjacent guest coat closet

Bedroom #1

- Located off the entrance with views overlooking the front courtyard
- Mounted media above the closet door
- Windows are equipped with top-down & bottom-up blinds, hardwood flooring

Kitchen/Dining Room

- This kitchen is sure to impress the chef in the family
- Attention to detail is evident throughout offering large centre island finished with quartz counters and waterfall edges, modern push to open cabinetry
- Refrigerator/freezer/dishwasher are all paneled to match cabinets creating a sleek and modern appearance
- Professional appliance package, recessed lighting
- Open design with the rest of main floor, great flow for entertaining friends and family
- Convenient pot filler above the WOLF gas stove
- Large dining room off the kitchen
- Kitchen is complete with a full walk in pantry with built in shelving

2-Piece Bathroom

- Powder room located off the main living and the man door into the oversized double car garage

- Vanity with glass circular sink and mounted mirror above
- Heated tile flooring and stone backsplash

Living Room

- Enjoy relaxing in this luxurious living space showcasing a 14 ft. tray ceiling with inset lighting
- Large windows capture views of the backyard and offer an abundance of natural light
- An amazing feature is the hidden T.V that rises up from the floor
- Linear gas fireplace finished with floor to ceiling steel surround
- Automated blinds and remote controlled window

Upper Level

Primary Bedroom

- Spacious bedroom with direct walkout access to your private deck which overlooks the backyard and water
- High ceilings with coffered finishing, lots of natural light
- Full walk-in closet with hanging racks, shoe shelving, drawers and additional storage

5-Piece Ensuite

- Spa-inspired ensuite with seamless glass and tile walk-in shower with steam option, body jets, waterfall and hand wand shower heads
- Freestanding soaker tub with rock surround and hand wand shower head
- Double vanity with stone countertops, undermount sinks, dual mounted mirrors with LED lighting and stone backsplash, heated tile flooring, convenient towel warmer
- Electric controls for a clean look

Den/Office

- Office with views of the water, recessed lighting and hardwood floors
- Located off the primary bedroom, enough space for two desks

Lower Level

Family Room

- Great for entertaining with direct walk out access to the level backyard and waters edge
- Built-in bar area with raised bar seating, floor to ceiling cabinetry with copper accents, beverage refrigerator, dishwasher, sink and glass encased wine room which holds approximately 50 bottles of your most prized wines
- Recessed lighting & hardwood flooring, concealed automated blinds

Bedroom #3

- Captures water views with partial walk-in closet, hardwood flooring and adjacent to the 3-piece bathroom

3-Piece Bathroom

- Fully waterproof bathroom which includes marine style vanity, glass walk in shower, heated tile flooring, tiled walls
- Multiple body jets in the shower with waterfall shower head
- Mounted mirror with LED lighting behind

Laundry Room

- Spacious laundry room with heated tile flooring, cabinetry above the washer and dryer and exterior windows for natural light
- Easy access to the utility room, lots of extra storage

1682 Pritchard Dr, West Kelowna, BC

Main Floor Exterior Area 1171.53 sq ft
Interior Area 1093.38 sq ft



Lower Level Exterior Area 699.97 sq ft
Interior Area 643.08 sq ft



PREPARED: 2022/04/01



1682 Pritchard Dr, West Kelowna, BC

Top Floor Exterior Area 710.62 sq ft
Interior Area 654.76 sq ft



PREPARED: 2022/04/01



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.

iGUIDE



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