



JANE HOFFMAN  
REALTY

## 4.9 ACRE ESTATE PROPERTY



PROUDLY MARKETING BY JANE HOFFMAN

*4422 Hayes Road  
Kelowna, BC*

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## DETAILS

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<b>Address</b>	4422 Hayes Road	<b>Bedrooms</b>	5
	Kelowna, BC	<b>Bathrooms</b>	3, 2 full, 1 half
		<b>Finished Area</b>	4585 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	4.942 Acres	<b>Year Built</b>	2007
<b>Water</b>	Municipal	<b>Exterior</b>	Stone, Stucco
<b>Sewer</b>	Septic	<b>Cooling</b>	Central Air
<b>Views</b>	Lake, Mountain, Valley, City	<b>Heating</b>	Natural Gas Forced Air, In-Floor Electric
<b>Main Level</b>	2455 sq. ft.	<b>Fireplace</b>	2 Fireplaces
<b>Below Main</b>	2130 sq. ft.		
		<b>Garage/Driveway</b>	Attached Triple, Detached Double
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Living Room: 21 2 x 22 2  
Kitchen: 18 11 x 15  
Dining Room: 13 5 x 15 1  
Primary Bedroom: 20 11 x 21 3  
Full Ensuite Bath: 15 x 11 9  
2-Piece Bathroom: 5 10 x 5 6  
Bedroom: 11 5 x 13 5  
Laundry: 8 1 x 15  
Attached Garage: 26 x 30 10  
Detached Garage: 22 11 x 25

### Room Sizes - Below Main

Rec Room: 20 5 x 53 5  
Bedroom: 14 8 x 12 6  
Bedroom: 13 6 x 12 6  
Bedroom: 14 2 x 16 4  
Den / Office: 11 4 x 13 9  
Full Bathroom: 8 3 x 8 5  
Utility: 10 11 x 23 3

### Inclusions

- Sub-Zero fridge
- 2 Bosch built-in ovens
- Panasonic microwave
- 5 burner gas cooktop with copper hood vent

### Mechanical

- DSC security
- UNO Surround sound
- Genralaire attached to furnace
- Carrier furnace
- Carrier A/C
- Nu-air ventilation
- 2 Rinnai instant hot water

**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 4422 HAYES ROAD

Beautiful approximately 4.9-acre property in Southeast Kelowna offering the utmost in privacy and tranquility. Surrounded by mature cedars with grassy areas, and a lakeview backyard oasis designed for enjoying all summer long. This property is truly spectacular and features a home with timeless craftsmanship. As you enter the foyer, you're welcomed by a wide-open living space bordered by windows allowing the natural light & 180-degree Okanagan Lake views to pour right into the home.

Crown molding, wainscoting, & coffered ceilings throughout create a classic & timeless feel. In the great room discover a wood burning and gas fireplace with Kettle Valley granite rock work which adds to warm ambiance. The gourmet kitchen connects seamlessly to the great room and features an entertainment-sized granite centre island, Bosch appliance package, and custom built-in wine storage. Sliding doors off the great room provide direct access to the covered patio and gorgeous backyard featuring a hot tub, pool and large grassy area with panoramic city and lake views. Spacious main floor primary with 5-piece ensuite that includes a soaking tub & glass shower.

On the lower level is a large rec room & three additional bedrooms. The oversized triple car garage and detached double car garage offer room for all your toys and is perfect for the hobbyist. For those looking to embrace the tranquility of acreage living with a close proximity to the City of Kelowna amenities this is the property for you.

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



























# 4422 Hayes Rd, Kelowna, BC

**Main Floor** Exterior Area 2455.34 sq ft  
Interior Area 2275.72 sq ft  
Excluded Area 843.58 sq ft



**Walkout Basement (Below Grade)** Exterior Area 2130.62 sq ft  
Interior Area 1950.73 sq ft  
Excluded Area 224.11 sq ft



0 5 10  
ft

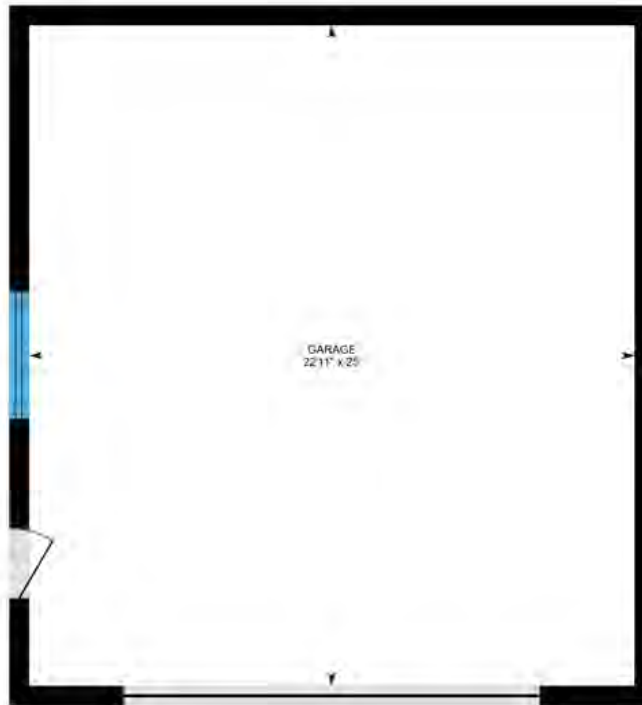
PREPARED: 2023/04/14





# 4422 Hayes Rd, Kelowna, BC

Detached Garage Excluded Area 572.67 sq ft



0 2 4 ft

PREPARED: 2023/04/11



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





## DETAILED FEATURES

### EXCEPTIONAL FEATURES

- Very private family residence resting on approx. 4.9 acres of land with panoramic views of the lake, city and mountains
- Manicured backyard with pool, hot tub and patio lounging areas
- Saltwater pool converted into chlorine, can be changed back if desired
- Fully irrigated property
- Fully paved driveway leads to the residence and detached shop
- Attached oversized triple car garage
- Roughly 550 sq. ft. detached shop great for yard maintenance equipment or toys
- Home is equipped with smart water treatment system
- Electric awning on the backyard patio
- Possible vineyard opportunity on the right of the driveway when pulling in to the property
- Surrounded by mature cedars with grassy areas and valley views
- Close proximity to multiple parks, one being Priest Creek Linear Park
- Over 4500 sq. ft. with 5 bedrooms and 3 bathrooms
- Attention to detail is evident throughout
- Enjoy the private lifestyle from this magnificent estate property

### Main Floor

#### Foyer

- Bright and airy entrance with vaulted ceiling and immediate views of the backyard from the living room
- Nook space for bench seating
- Guest coat closet with French style doors
- Open access to the main living space

#### Living Room

- The desirable floor plan ties the kitchen and living room together in the heart of home, a great space for entertaining friends and family
- Coffered ceilings with surround sound and recessed lighting
- Gas/wood burning fireplace with copper trim kit and floor to ceiling stone surround, raised hearth
- Built in cabinetry on both side of the fireplace, one having a beverage fridge
- Sliding glass doors to the covered patio and pool side lounging
- Mounted media with inset wall speakers

#### Kitchen/Dining Room

- Gourmet kitchen with attention to detail, equipped with a professional appliance package, appliances finished with white wood overlay the same as the cabinets
- Granite counter on centre island with built in wine holders, drop down lighting and seating for 5



## DETAILED FEATURES CONT.

- Quality cabinetry with soft closing hardware and linear under cabinetry lighting
- Ease of access to the patio and private backyard
- Dining room off the kitchen is surrounded by windows and offers city and mountain views
- Vaulted ceiling perfectly accents the dining area
- Surround sound and recessed lighting

### Primary Bedroom

- Spacious main floor primary retreat with a shared 2-way fireplace with the living room, private access to the backyard patio and hot tub
- Space for a TV and sofa, a great space to relax and unwind
- Surround sound, ceiling fan and recessed lighting
- Walk-in closet with hanging rails, drawers, shoe shelving and extra storage

### 5-Piece Ensuite

- Spa-inspired ensuite with tiled in soaker tub, seamless glass and tile walk-in shower, and wall to wall vanity with granite counter and two undermount sinks
- Vanity is equipped with soft closing hardware
- Vaulted ceiling creates an open and airy ambiance
- Hardwood flooring with tile trim border
- Large windows allow for natural to fill the room

### Bedroom #2

- Main floor second bedroom with corner windows overlooking the manicured front yard
- Glass French double doors to enter
- Hardwood flooring
- Closet space with French style doors

### Laundry Room

- Direct access to the garage
- Utility sink, countertop space, closet
- Door access to the front yard

### 2-Piece Bathroom

- Vanity with granite countertop, tile backsplash and mounted mirror above
- Hardwood flooring



## DETAILED FEATURES CONT.

### Lower Level

#### Rec-Room

- Spacious rec-room with roughed in plumbing for a wet bar
- Carpeted flooring, recessed lighting
- Enough space for a games table
- Walkout access to the private backyard
- Corner gas fireplace with raised stone hearth

#### Bedroom #3

- Large bedroom, windows equipped with shutter blinds
- Carpeted flooring
- Walk in closet

#### Bedrooms #4 and #5

- Spacious rooms conveniently located to the 4-piece bathroom
- Closet space with French style doors
- Carpeted flooring

#### 4-Piece Bathroom

- Vanity with granite countertop, undermount sink and mounted mirror
- Acrylic tub/shower combo with tile surround
- Tile flooring





4422 HAYES ROAD

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**LISTED BY JANE HOFFMAN**

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The logo for Unison Realty, featuring the word "Unison" in a bold, serif font with a blue arc above it.

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