



JANE HOFFMAN
REALTY

LAKEVIEW HOME - MINUTES TO BEACHES AND WORLD CLASS WINERIES



PROUDLY MARKETING BY SHERRY TRUMAN

3282 Malbec Crescent
West Kelowna, BC

DETAILS

Address	3282 Malbec Crescent West Kelowna, BC	Bedrooms	5
		Bathrooms	5 full
		Finished Area	5820 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.234 Acre, 110 ft. x 120 ft.	Year Built	2008
Water	Municipal	Exterior	Stucco, Stone
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley	Heating	Natural Gas, Forced Air
Main Level	2394 sq. ft.	Cooling	Central Air
Upper Level	1297 sq. ft.	Fireplace	2 Gas Fireplaces
Lower Level	2129 sq. ft.	Garage/Driveway	Attached Heated Triple
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 20'8 x 22'6
Kitchen: 19'10 x 17'9
Dining Room: 15'4 x 14'1
Full Bathroom: 4'11 x 8'6
Primary Bedroom: 12'11 x 16'9
Full Ensuite Bath: 17'9 x 15'2
Bedroom: 11'10 x 14'5
Laundry: 7'6 x 14'11
Mud Room: 12'4 x 9'1
Garage: 26'1 x 34'11

Room Sizes - Upper Level

Dining Room: 9'4 x 13'7
Great Room: 18'7 x 29'8
Bar: 6'11 x 9'8
Bedroom: 11'9 x 13'11
Full Bathroom: 12'10 x 7'

Room Sizes - Lower Level

Rec Room: 30'11 x 42'10
Bar: 11'1 x 6'6
Bedroom: 12'5 x 13'9
Bedroom: 11'5 x 14'5
Full Bathroom: 8'11 x 4'10
Full Bathroom: 7'3 x 8'4

Inclusions

- Frigidaire fridge/freezer (Upgraded)
- Fisher & Paykel 5 burner gas oven
- Bosch dishwasher (Upgraded)
- Panasonic microwave (Upgraded)
- Frigidaire oven
- Samsung washer and dryer (Upgraded)

Lower Level

- Frigidaire dishwasher, Maytag fridge
- Panasonic microwave

Above Garage

- Frigidaire fridge

Mechanical

- Sony projector
- Armstrong Air furnace
- Lifebreath heat recovery ventilator
- Armstrong A/C unit

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.



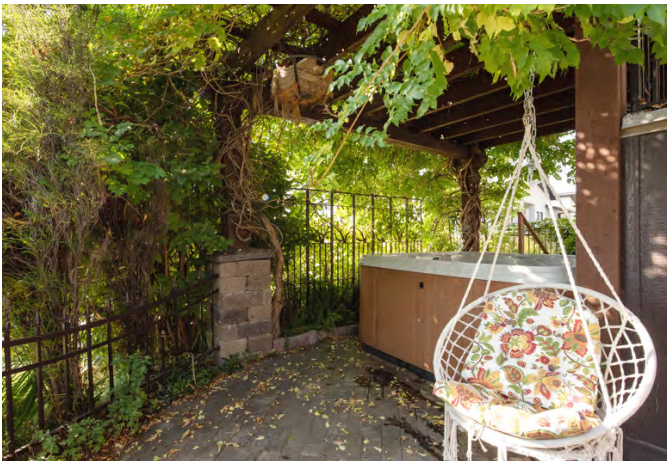
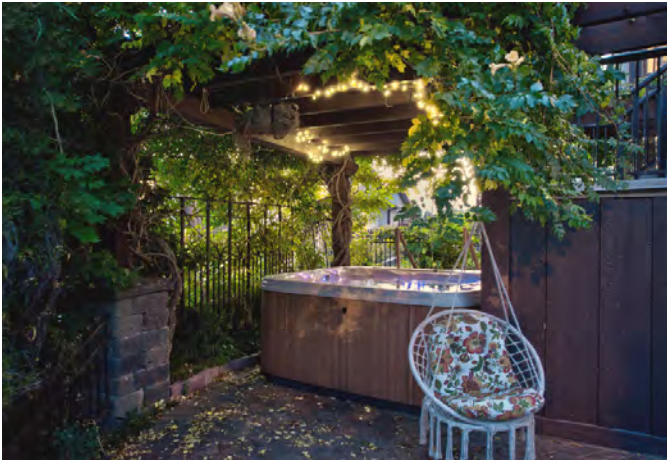
WELCOME TO 3282 MALBEC CRESCENT

Exceptional home in Lakeview Heights with stunning Okanagan Lake views. Perfect for a family home, vacation retreat or potential to use as a bed and breakfast. The interior boasts oak hardwood floors, Venetian plaster, custom wood cabinetry, and granite counters. Upon entry you're greeted by an expansive great room with 18-foot soaring ceilings and a gas fireplace. Impressive chef's kitchen with top-of-the-line appliances, gas range and an entertainment-sized island with bar seating.

Main level primary retreat with an opulent ensuite featuring a huge steam shower and soaking tub. An open staircase leads to the upstairs with a gorgeous landing overlooking the main living space, 1 bedroom, a bathroom plus access to the 800 sq ft in-law suite above the triple car garage. This suite also has separate access from the garage making it excellent for hosting guests.

The lower level offers 2 additional bedrooms, 2 bathrooms, a full wet bar, living area with gas fireplace, classic Hollywood theatre and a pool table-sized rec room. The wine enthusiast will enjoy the 600-bottle temperature-controlled wine cellar with custom mural and barrel ceiling. From this level there's direct access to the dreamy backyard with a timber covered patio, multiple lounging areas and hot tub. This amazing home has been operating as Cheers B&B since 2017 and presents a unique opportunity. Located minutes from sandy beaches, hiking trails, world-class wineries and West Kelowna amenities.

Listing Agent - Sherry Truman | Contact sherry@janehoffman.com or 250-215-9006



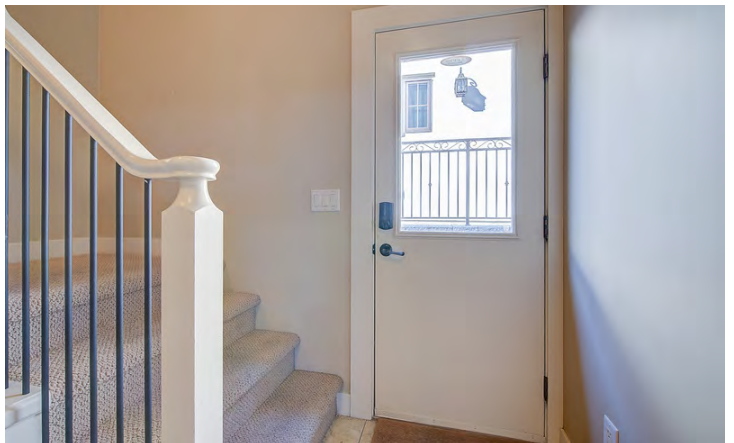










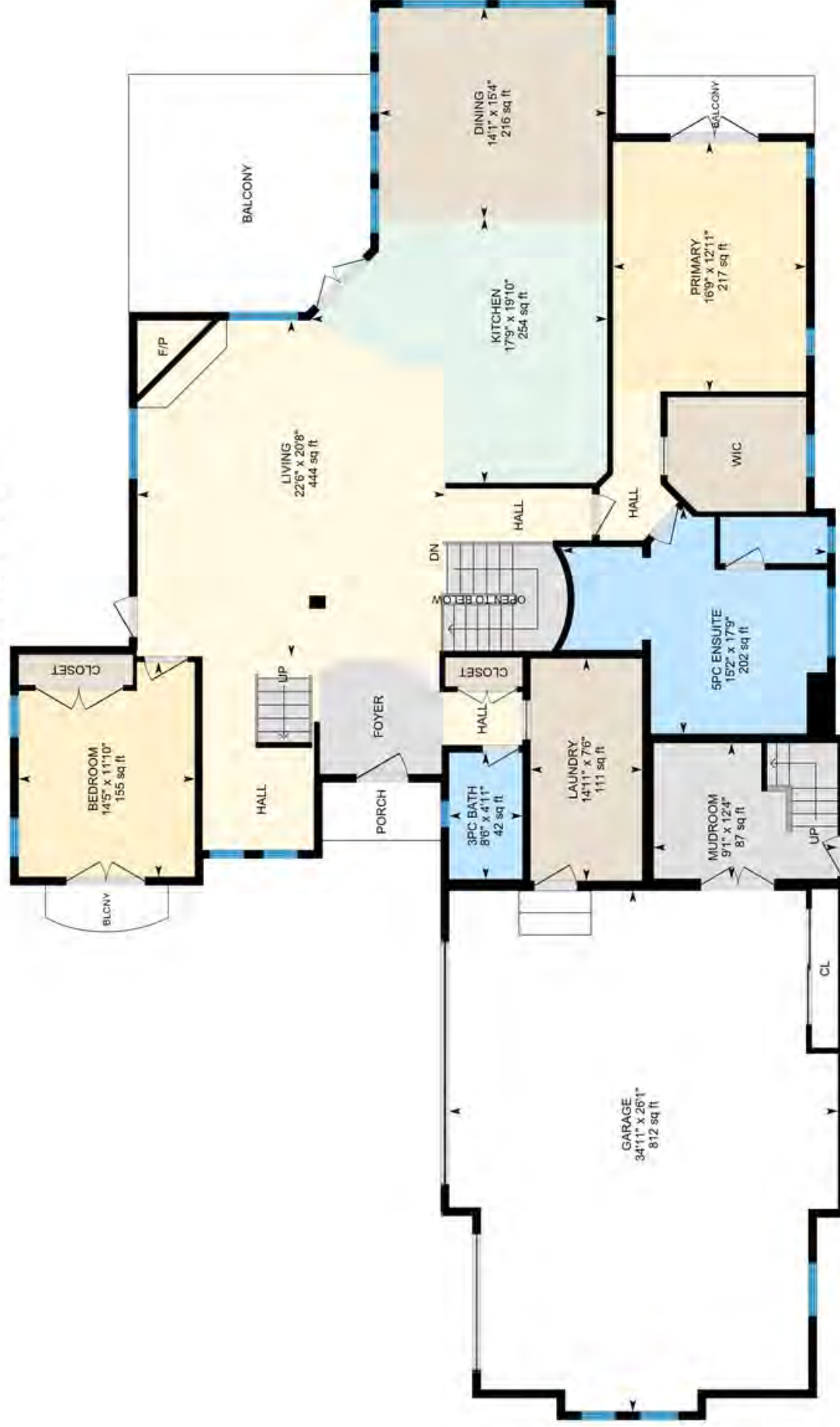






3282 Malbec Crescent, West Kelowna, BC

Main Floor Exterior Area 2394.22 sq ft
Interior Area 2249.13 sq ft
Excluded Area 894.39 sq ft



PREPARED: 2022/10/07



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.

3282 Malbec Crescent, West Kelowna, BC

Basement (Below Grade) Exterior Area 2129.59 sq ft
Interior Area 2017.05 sq ft
Excluded Area 102.60 sq ft



PREPARED: 2022/10/07

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.

3282 Malbec Crescent, West Kelowna, BC

1st Floor Exterior Area 1297.99 sq ft
Interior Area 1150.70 sq ft
Excluded Area 119.40 sq ft



0 5 10
ft

PREPARED: 2022/10/07



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.



EXCEPTIONAL FEATURES

- Located near world-class wineries and only minutes to shopping, golf & area beaches
- Custom designed home – tasteful, unique, one of a kind situated on a pool sized lot
- Wide apron driveway leads to a heated triple garage, numerous built-in cabinets
- RV parking with electrical hook up, lots of additional parking
- Professional interior design by Doreen Monroe
- Quality finishing and attention to detail
- 9-foot ceilings, 18-foot vaulted ceiling, oak hardwood floors throughout the main living area and mezzanine, extensive use of wood “inlay” detailing in various rooms, including the steps and landing
- New custom décor paint (2016), Venetian plaster, crown mouldings, wood details
- A total of 7 balconies and decks
- Covered lake view deck with cedar-lined ceiling and stairs leading to lower-level patio, private outdoor living space, timbered arbors, hot tub and iron railing with pathway
- Dog shower with tile surround and tiled floor off garage & suite entrance
- In-law/nanny suite above triple garage with private exterior entrance & interior access
- Security system, SONOS surround sound audio system
- Air exchanger, high efficiency furnace
- New Duradek finish on main deck

Entry/Foyer

- Covered entry with curved Peruvian walnut solid wood door
- Foyer defined by limestone columns
- Opens to a open concept great room, kitchen & dining room

Great Room

- Views of the lake and surrounding mountains
- Dramatic vaulted 18 foot ceilings creating an open, airy space
- Solid hardwood flooring
- Juliet balcony overlooking great room & kitchen
- Features a custom, corner gas fireplace with tumbled limestone surround
- Open design with staircase to upper level mezzanine, bedroom, bathroom & balcony

Kitchen

- Granite island kitchen, one piece curved island
- Stunning furniture grade, custom knotty alder wood cabinets
- Cabinets have numerous custom features including a spice rack
- Granite counters, tumbled limestone backsplash with detailed pattern behind stove area
- Dramatic chandelier, pendant lighting above island matching chandelier
- French doors to spacious deck, panoramic view of lake and mountains

Dining Room

- Vaulted ceiling, recessed lighting
- Wall of windows with expansive views of the lake
- Roller blinds

Primary Bedroom

- Bright main level primary suite featuring views of Okanagan Lake, French doors to private balcony, ceiling fan, exceptional crown mouldings, walk in closet with built-in organizers and a spa-inspired 5-piece ensuite

5-Piece Ensuite

- Spacious room with large walk-in curved shower, curved glass, travertine marble, mosaic tile, rain shower head, hand shower head, body jets & granite seat, elegant chandelier above MAAX soaker tub, and custom wood cabinets with "barley twist" detail
- Privacy toilet room, upgraded bidet with hot water and toilet seat warmer

Den/Bedroom

- Could be a main level guest bedroom, currently used as an office
- French doors to patio
- Hardwood flooring, closet with built-in organizers

Laundry Room

- Solid wood cabinets, granite counters, limestone tile floor
- Access to garage

3-Piece Bathroom

- Located off the foyer, large walk in shower with tumbled travertine surround & river rock inlay detail, barrel ceiling, heated travertine tile floor, stone vessel sink on custom vanity

Garage

- Heated triple garage, windows add natural light
- Work bench with storage and large closet
- French doors to mudroom with dog bath, wash sink and access to in-law suite above

Upper Level

Bedroom #3

- Illuminated hardwood stairs with mid-level landing leading to the bedroom/den
- Corner windows, a private balcony with lake and vineyard views and hardwood flooring
- Mezzanine between bedroom and bathroom (with access to in-law suite) overlooks the main level

Lower Level

Family Room / Games Area with Wet Bar

- Spacious area, able to accommodate a billiards table
- Tiffany light fixture
- Large wet bar, granite island with hanging wine glass rack, stamped copper tin ceiling & backsplash details, custom wood cabinetry
- French door to covered patio, lounging area, hot tub and rear yard
- Floor to ceiling rock gas fireplace with custom mantel
- Built-in sound throughout
- Hardwood stairway, finished under stair storage
- Cork flooring throughout the lower level adds natural warmth, cork floor has a seal for easy maintenance

- Wood pillars add a nice element to the design
- Multiple windows provide natural light

Media Room

- “Mood” entertainment room, built for enjoyment
- Classic Hollywood style design with gold pillars, dark accent painted walls, quality carpet
- Complete with projection TV and high level sound system

Wine Cellar

- 100 year old solid wood door adds interest
- Artist commissioned to paint mural on back wall of wine cellar
- Temperature controlled, barrel ceiling, recessed lighting
- Wine racks able to accommodate 600 bottles

Bedroom #4

- Bright and enjoys a lake view, organized closet and carpet

3-Piece Bathroom

- Features a textured ceiling with beam details, shower with tile surround & copper tile inlays, granite vanity with tile backsplash and cork flooring

Bedroom #5

- Carpet, garden views and a generous sized walk-in closet

3-Piece Bathroom

- Seamless glass & tile walk in shower with rain & wand shower heads, custom granite vanity and cork flooring
- Bar lighting above mounted mirror
- Adjacent to one of the bedrooms

In-law or Nanny Suite

- Situated above the triple garage
- Separate entrance around backside of garage with tile floor & doggy bath
- Access to garage if desired, can be locked off
- Carpeted stairs up to suite
- Bright & open with skylights, dormers and recessed lighting
- Interior access via upper level 3-piece bathroom
- Both forced air and electric heating

3-Piece Bathroom

- Full walk-in shower, custom vanity, heated travertine tile floor, adjoined to in-law suite above garage



LISTED BY SHERRY TRUMAN

C: 250-215-9006

T: 250-866-0088

E: sherry@janehoffman.com

Unison
JANE HOFFMAN REALTY

JANE HOFFMAN REALTY

janehoffman.com | 250-866-0088



JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM