



JANE HOFFMAN
REALTY

SPECTACULAR LAKEVIEW HOME ON LARGE LOT WITH POOL



PROUDLY MARKETED BY JANE HOFFMAN

5710 Jasper Way
Kelowna, BC

DETAILS

Address	5710 Jasper Way Kelowna, BC	Bedrooms	4
		Bathrooms	5, 4 Full, 1 Half
		Finished Area	5475 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.773 Acre, 76 ft. x 278 ft.	Year Built	2017
Water	Municipal	Exterior	Stone, Stucco
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley, City	Heating	Natural Gas Forced Air, In-Floor Radiant in basement
Main Level	2426 sq. ft.	Cooling	Central Air
Lower Level	3049 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached 4 Car Garage
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Lower Level	Inclusions
Living Room: 18 1 x 33 8	Rec Room: 18 1 x 25 11	• Thermador oversized fridge/freezer
Dining Room: 16 10 x 12 5	Media Room: 32 11 x 36	• Thermador 6-burner stove with griddle
Kitchen: 18 11 x 18 11	Bar: 14 6 x 8 4	• Thermador hood vent
Primary Bedroom: 15 6 x 17 7	Bedroom: 15 5 x 15 10	• Thermador oven with warming drawer
Ensuite - Full: 18 4 x 12	Ensuite - Full: 9 6 x 9 7	• Thermador Microwave
Walk-In Closet: 9 x 8 8	Bedroom: 14 7 x 15 11	• Thermador dishwasher
Den/Office: 10 4 x 11 11	Ensuite - Full: 9 6 x 9 7	• Marvel beverage cooler
Bathroom - Half: 7 8 x 5 1	Bedroom: 16 3 x 17 5	• Frigidaire fridge
Laundry: 8 8 x 11 7	Ensuite - Full: 12 3 x 9 9	• Bosch dishwasher
Garage: 38 11 x 38 10	Storage: 7 5 x 6 2	• Whirlpool washer/dryer
	Flex Rm/Garage: 14 6 x 35	

Mechanical

- LiftMaster garage
- Canavac central vac (in-wall system)
- Goldman furnace
- AO/Smith hot water tank
- Navien hot water on demand
- HRV Lifebreath

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 5710 JASPER WAY

THE MOST SPECTACULAR view from this rare 0.77 acre site offering unparalleled privacy and over 5400 sq.ft. of luxurious living. Stunning landscape design; the backyard stands as a tranquil retreat. Family & friends will enjoy the outdoor poolside kitchen/cabana. A fabulous pool with automatic cover. Upon entering, you're greeted by awe-inspiring 14 ft. ceilings, creating a grand and expansive ambiance. Floor-to-ceiling windows capture breathtaking views, seamlessly blending the indoors with the outdoors. A custom-crafted gas fireplace in the living area serves as an aesthetically pleasing centerpiece.

The open concept design effortlessly connects the living space to the gourmet kitchen. Walnut detailing is carried throughout and a stylish island perfectly complements the Westwood white cabinetry and tile backsplash, creating a bright and inviting atmosphere.

Exquisite primary suite with custom wallpaper, an opulent ensuite, theatre room with bar area, flexible space created with exterior single car garage door in walk out basement that could be gym area, workshop or hobby/studio.

Car enthusiasts will LOVE the 4-car garage and oversized level driveway. Located on a quiet cul-de-sac location, minutes to nearby hiking trails.

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

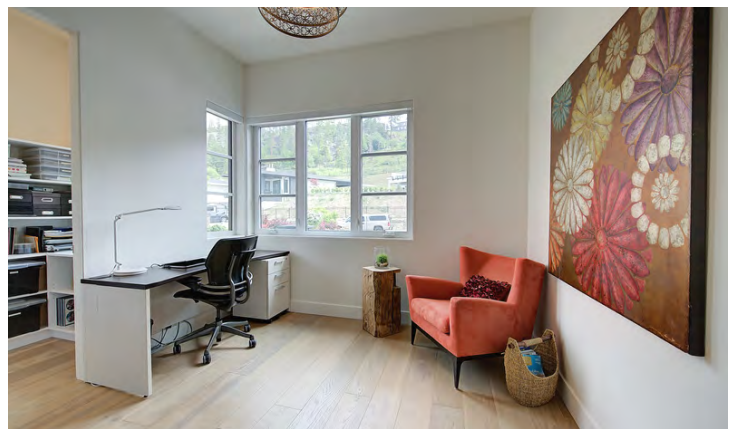




















5710 Jasper Way, Kelowna, BC

Main Floor Exterior Area 2426.54 sq ft
Interior Area 2265.53 sq ft
Excluded Area 1248.43 sq ft



PREPARED: 2023/05/26



5710 Jasper Way, Kelowna, BC

Walkout Basement (Below Grade) Exterior Area 3049.80 sq ft
Interior Area 2826.08 sq ft
Excluded Area 543.40 sq ft



PREPARED: 2023/05/26



EXCEPTIONAL FEATURES

- Stunning family home with amazing views of the lake, city and valley
- Custom fireplace on both the main floor and lower floor by Global Surface Solutions
- Begrand Fast Design custom kitchen with Rift Walnut details
- Automatic blinds that span the 14' floor to ceiling in living room/dining room
- All Quartz countertops
- Double joists in kitchen for a solid walking experience that limits sounds/vibrations
- Oversized heated 4 car garage with epoxy flooring, hot/cold water hookups, 10', 11' & 12' ceilings and 220 volt power for electric vehicle
- Pre-wired for home security system
- Indoor/outdoor 6 zone Surround sound system controlled by Control4
- Radiant in-floor heating in basement
- Lower level flex space/garage that offers numerous possible usages – this space is heated, has epoxy flooring, windows for natural light and 220 volt outlet
- Laneway access to the lower level/garage
- Sunken hot tub enjoys the panoramic views and protected from the elements
- Chlorinated 18 x 36 vinyl liner pool with water feature, lighting, standard depth and full length stairs
- Gas and power hookups for outdoor kitchen beside the cabana
- Outdoor oversized gas firepit area
- Fully landscaped with irrigation lines, landscape lighting and double fencing to protect landscape from deer
- Enjoy close proximity to multiple hiking and biking trails

Foyer

- Light filled entrance with immediate views of the valley
- Modern front door with window inserts
- 14 ft. ceiling, all 8 ft. solid core doors
- Oak engineered hardwood flooring throughout

Den/Office

- Views of fully manicured front yard
- Custom pull down blinds
- Walk-in storage/room - great for keeping things organized

Living Room

- Open concept with kitchen and dining room with a seamless transition to the outdoor living space through "liftand slide" lareg patio doors
- Great flow for entertaining friends and family
- Linear gas fireplace with raised hearth and floor to ceiling custom finish by "Global Surfaces"
- Wall to wall windows flood the space with the lake, city and valley views
- Oak engineered hardwood flooring throughout

Kitchen/Dining Room

- Begrand Fast designed kitchen
- Chef inspired kitchen with quality finishing and a professional stainless steel appliances
- Custom drop down walnut fixture above island with inset lighting
- Custom drop down lighting above the dining table
- All Quartz countertops
- Custom cabinetry by Westwood Fine Cabinetry with soft closing hardware
- Views of Okanagan Lake, valley and city
- Butler Pantry with granite sink, open shelving, dishwasher & secondary fridge
- Dining room placed in front of the expanse of windows to capture the stunning views

Primary Bedroom

- Lakeview bedroom with custom wall paper by Steve Noon and designer lighting
- Oversized windows capture the view and offer pull up/down custom blinds
- Oak engineered hardwood flooring
- Easily accommodates a King size bed
- Walk-in closet features drawers, shelving, hanging rails and designated shoe closet

5-Piece Ensuite

- Spa-inspired bathroom that offers a seamless glass and tile walk-in shower with two waterfall shower heads, hand wand shower heads and wall niches
- Soaker tub with corner windows and designer chandelier above
- Wall-to-wall floating vanity with under lighting, two undermount sinks and quartz countertops
- Private toilet room
- Heated tile flooring

2-Piece Bathroom

- Tucked away from the main living space for guests privacy
- Custom vanity with under-lighting, quartz countertop and vessel sink

Laundry Room

- Direct access to the oversized 4 car garage
- Front load Whirlpool washer and dryer with quartz countertop above
- Utility sink and cabinetry, tile backsplash
- Floating bench seating, tile flooring
- Extra closet/storage for dry storage of goods

Lower Level

Rec-Room

- Large Rec Room, great for entertaining
- Linear gas fireplace by Global Surface Solutions with custom inset for TV/media
- Engineered oak hardwood throughout
- Enjoy ease of access to the pool side lounging area and sunken hot tub through 'lift and slide' large patio doors

Bedroom 2 with 3-Piece Ensuite

- Spacious bedroom with large windows overlooking the manicured backyard
- Plush carpet flooring, windows with pull up/down custom blinds
- Walk-in closet with shelving, drawers, hanging rails and additional storage
- Ensuite features a floating vanity with quartz countertop, undermount sink, under vanity lighting and seamless glass and tile walk-in shower

Bedroom 3 with 3-Piece Ensuite

- Spacious bedroom with window overlooking the side yard
- Plush carpet flooring, windows with pull up/down custom blinds
- Walk-in closet with shelving, drawers, hanging rails and additional storage
- Ensuite features a floating vanity with quartz countertop, undermount sink, under vanity lighting and seamless glass and tile walk-in shower

Bedroom 4 with 3-Piece Bathroom

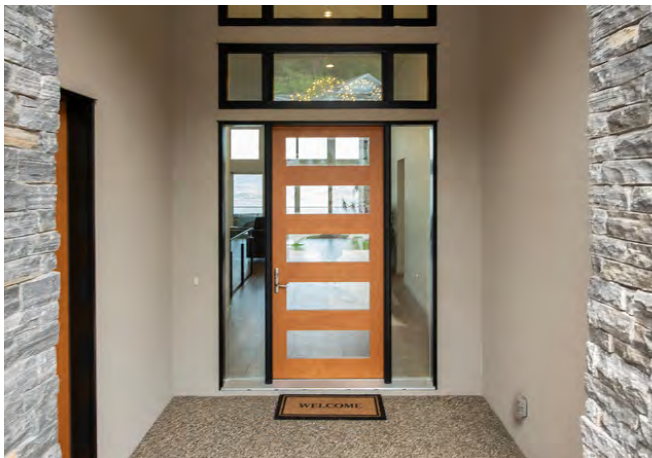
- Spacious bedroom with large windows overlooking the manicured backyard
- Plush carpet flooring, windows have pull up/down custom blinds
- Walk-in closet with shelving, drawers, hanging rails and additional storage
- The ensuite features a floating vanity with quartz countertop, undermount sink, under vanity lighting and seamless glass and tile walk-in shower
- Jack and Jill entrance to ensuite allows bathroom access to pool guests on tiled surface

Media Room

- Oversized media room with space to add additional games &/or seating
- Currently roughed in for custom wet bar to be completed
- Stainless steel fridge and sink area for easy entertaining
- 7.2 built-in surround sound, Epson projector, Grand Views biggest projector screen
- Plush carpet flooring, recessed lighting
- AV Technical side room for designated AV storage and components

Flex Space/Garage - Laneway Access

- Epoxy flooring, radiant in-floor and electric heating, 220 volt power
- LiftMaster single garage door for easy access from the backyard



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