



JANE HOFFMAN
REALTY

PICTURESQUE 12 ACRE ESTATE PROPERTY



PROUDLY MARKETED BY JANE HOFFMAN

4510-4520 Stewart Road
Kelowna, BC

DETAILS

Address	4510-4520 Stewart Road Kelowna, BC	Bedrooms	4
		Bathrooms	5, 4 Full, 1 Half
		Finished Area	4693 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	12 Acres, 476 ft. x 1143 ft.	Year Built	2021
Water	Municipal	Exterior	Hardie Board
Sewer	Septic Tank and Field	Roof	Asphalt/Fibreglass Shingles
Views	Mountain, Valley	Heating	Natural Gas Forced Air
Main Level	3936 sq. ft.	Cooling	Central Air
Lower Level	757 sq. ft.	Fireplace	1 Gas Fireplace
		Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level	Attached Suite	Inclusions
Room Sizes – Main Level	Kitchen: 9 4 x 12 5	• Frigidaire Professional fridge/freezer
Living Room: 18 6 x 32 11	Living Room: 12 9 x 12 5	• Wolf 6-burner with griddle
Kitchen: 22 x 15 8	Bedroom: 9 1 x 9 1	• Miele dishwasher x2
Dining Room: 22 x 12 11	Full Bathroom: 5 4 x 9 1	• Silhouette wine fridge
Laundry: 6 11 x 22 1		• Suite
Mud Room: 13 4 x 15 11	Room Sizes – Lower Level	• Samsung oven
Mud Room: 7 5 x 15 8	Rec Room: 15 7 x 26 5	• Samsung microwave
2-Piece Bathroom: 6 3 x 3 2	Den / Office: 15 7 x 14 6	• LG fridge/freezer
Primary Bedroom: 20 5 x 12 10	Storage: 22 2 x 14 4	• LG washer/dryer
Full Ensuite Bath: 23 9 x 14 6	Utility: 15 7 x 9 3	
Walk-in Closet: 10 3 x 6 1		Mechanical
Bedroom: 15 11 x 13 10		• Navien hot water on demand
Full Ensuite Bath: 4 10 x 9 4		• Coleman furnace
Bedroom: 11 10 x 17 6		• My-air ventilation
Full Ensuite Bath: 8 3 x 5 2		• GeneralAire ventilation
Walk-In Closet: 7 6 x 6 6		• Bradford White hot water tank
Den / Office: 10 4 x 10		
Garage: 34 11 x 24 11		

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 4510-4520 STEWART ROAD

Gorgeous 12 acre property surrounded by orchards with a newly built modern farmhouse that blends timeless country elements with modern design and offers convenient one-level living. Finished with the utmost attention to detail and quality throughout including oak plank hardwood flooring, quartzite counters, brass hardware, and custom tile work.

The main living spaces are open and bright flowing seamlessly from the kitchen, dining and great room lending itself to creating family-oriented spaces for gathering and hosting. Great room features a custom cast, wood-burning fireplace with vaulted ceilings. A highlight of this home is the gourmet kitchen with professional appliances, an over-sized island and expansive windows bordering the kitchen capturing the stunning acreage views.

Primary suite is a tranquil retreat with a show stopping ensuite featuring a soaker tub, large white tiles extending up the walls, an open shower and gorgeous wood vanity. Multiple points of access open to the patios and wrap around porch. One bedroom legal suite. Spacious mudroom and basement perfect for a home theater. Enjoy the backyard oasis with a pool and lounging area.

Property offers a rare second home, huge detached workshop, fenced for livestock, and fruit trees. Incredible location with a close proximity to trails for hiking, biking, and horseback riding. Ideal setting for those in search of the tranquility of acreage living.

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

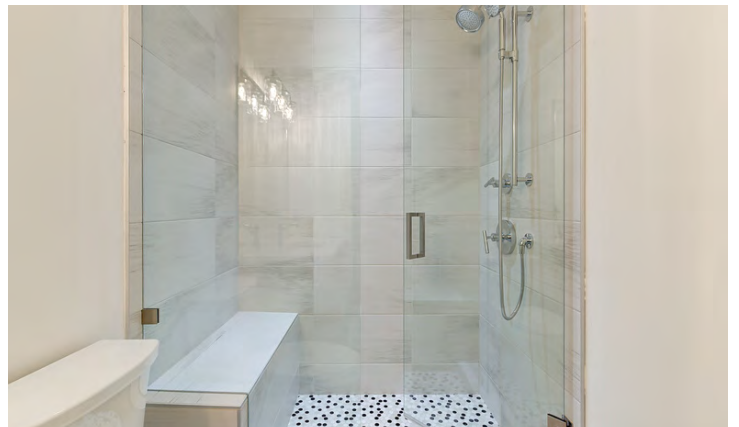


















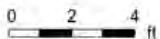


4510 Stewart Rd E, Kelowna, BC

Main Floor Exterior Area 3392.21 sq ft
 Interior Area 3197.24 sq ft
 Excluded Area 942.20 sq ft



Attached Suite Exterior Area 544.60 sq ft
 Interior Area 484.20 sq ft



PREPARED: 2023/06/06

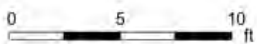


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Basement (Below Grade) Exterior Area 968.38 sq ft
Interior Area 858.36 sq ft
Excluded Area 311.36 sq ft



Shop Interior Area 1612.79 sq ft



PREPARED: 2023/06/06



EXCEPTIONAL FEATURES

- Enjoy life from this private 12 acre estate with a detached shop and secondary home
- Multiple services have been updated including electrical, gas lines and septic
- Throughout the property there are fenced pens, 3 heated water lines, outdoor fireplace and more
- Contemporary modern farmhouse with attached 1 bedroom/1 bath suite
- Large chlorine pool with newer heater and liner
- The second home is on its own services
- Full "Russound" surround sound both indoors and outdoors
- The main residence is over 4600 sq. ft. with 4 large bedrooms and 5 bathrooms
- The second home features over 1350 sq. ft. of living space with 2 bedrooms, both with ensuite bathrooms and a half bathroom for guests
- The shop is approximately over 1600 sq. ft. and offers plenty of storage
- The kitchen features "Quartzite" counters
- Outdoor security cameras
- Panoramic views of the backyard from the large corner windows in the kitchen
- Access to endless mountain biking and hiking trails at the end of Stewart Road
- Multiple fruit trees around the property
- Fully paved driveway leading to the main residence
- Attached double garage with additional boat & RV parking

Foyer

- Sprawling entrance with vaulted ceiling that creates a bright, open airy feel
- French style front doors with glass inserts provide natural light
- Large space, can accommodate bench seating

Living Room

- Spacious and inviting living space, great for entertaining family and friends
- Ease of access to the wrap around deck overlooking the poolside and backyard
- "Stew" wood fireplace to cozy up to in the winter months
- Surround sound and recessed lighting
- Mounted media to the right of the fireplace
- Solid wide plank oak hardwood flooring

Kitchen/Dining Room

- Stunning kitchen with panoramic views of the natural landscapes in the backyard
- Attention to detail is evident throughout
- Quartz countertops, large centre island with seating for 3 and built in cabinetry
- Open design for great flow while entertaining
- Quality stainless steel appliance package will impress the chef in the family
- Vaulted ceilings, recessed lighting and surround sound
- Direct access to the covered balcony, surround sound
- Large dining room with access to the outdoor living space, can easily accommodate large gatherings

Primary Bedroom

- Spacious primary retreat with views of the mature landscaping and beyond
- Direct access to the wrap around balcony
- Recessed lighting, ceiling fan and mounted TV
- Walk-in closet with hanging rails, shelving and additional storage

5-Piece Ensuite

- Spa-inspired ensuite with quality finishings throughout
- High gloss tile flooring, large quartz vanity with two undermount sinks and under-lighting
- Separate makeup seating area with countertop space and mounted mirror above with LED lighting
- Soaker tub with backyard views
- Fully tiled walk-in shower with bench seating, lighting and hand wand shower head

Bedrooms #2

- Backyard facing bedroom with closet, hardwood flooring
- Windows are equipped with pull down blinds

3-Piece Ensuite

- Vanity with quartz counters, undermount sink and mounted mirror with bar lighting above
- Seamless glass and tile walk-in shower with bench seating, lighting and hand wand shower head

Bedroom #3

- Perfectly placed bedroom with French door access to the front yard covered deck
- Walk-in closet with drawers, hanging rails, LED lighting and storage space

4-Piece Ensuite

- Vanity with quartz counters, undermount sink and mounted mirror with bar lighting above
- Acrylic tub/shower combo with tile surround, lighting and hand wand shower head

Den/Office

- Views of the front yard and French door access to the covered deck
- Convenient to the main living spaces
- Hardwood flooring

2-Piece Bathroom

- Vanity with undermount sink
- Finished with unique wallpaper design
- Hardwood flooring, located off the mud room

Laundry Room

- Full size laundry room with stackable front load washer dryer, clothing hanging rails, countertop space and more
- Access to the attached guest suite

Attached Suite (1 Bedroom + 1 Bathroom)

- Bright and open guest suite with full kitchen and access from the front yard
- Bedroom with closet space and hardwood flooring
- Full bathroom with seamless glass and tile shower, bench seating and lighting
- Vanity with quartz's counters and undermount sink
- Kitchen offers full stainless steel appliance package, quartz counters and quality cabinetry
- Vaulted ceilings throughout

Basement

Rec-Room

- Pre-wired for theatre equipment , carpeted flooring
- Adjacent to storage room

Detached Carriage House

- Second home with 2 spacious bedrooms and 3 bathrooms
- Over 1300 sq. ft. of one level living
- Bright and open living area with vaulted ceilings throughout, skylights, and good use of windows
- Full size kitchen with stone countertops, stainless steel appliances and an abundant amount of cabinetry space
- Large primary bedroom with walk-in closet, access to outside and a full 3-piece ensuite
- Second bedroom features a walk through closet to a full 4-piece ensuite



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