



**JANE HOFFMAN**  
REALTY

## TOMMIE AWARD WINNING LUXURY LAKEVIEW HOME - POOL



**PROUDLY MARKETING BY JANE HOFFMAN**

**4860 Tuscany Lane**  
**Kelowna, BC**

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## DETAILS

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<b>Address</b>	4860 Tuscany Lane	<b>Bedrooms</b>	5
	Kelowna, BC	<b>Bathrooms</b>	7, 6 Full, 1 Half
		<b>Finished Area</b>	8541 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.338 Acre, 110 ft. x 181 ft.	<b>Year Built</b>	2010
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Tile
<b>Views</b>	Lake, City, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air, In-Floor
<b>Main Level</b>	3484 sq. ft.		Water
<b>Upper Level</b>	1689 sq. ft.	<b>Cooling</b>	Central Air
<b>Lower Level</b>	3368 sq. ft.	<b>Fireplace</b>	4 Gas Fireplaces
		<b>Garage/Driveway</b>	Attached Oversized Triple
		<b>Foundation</b>	Concrete

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<b>Room Sizes - Main Level</b>	<b>Upper Level Cont'd</b>	<b>Inclusions</b>
Foyer: 16 x 22 4	Full Bathroom: 14 3 x 13 1	• Gas cook top, 2 convection wall ovens
Living Room: 28 3 x 32 7	Gym: 12 1 x 27 2	• Stainless refrigerator, 2 dishwashers, wine fridge
Dining Room: 16 5 x 9 4	Utility: 7 6 x 8 10	• Front load washer/dryer, stacked washer/dryer lower level laundry
Kitchen: 18 4 x 18	<b>Room Sizes - Lower Level</b>	• Dishwasher, side by side fridge/freezer in the butler pantry
Servery: 8 4 x 8 8	Rec Room: 20 10 x 39 3	• Pull out ice maker plus beverage drawer in the recreation room
2-Piece Bathroom: 8 x 8 3	Rec Room: 21 7 x 36 10	• Microwave, dishwasher, wine fridge
Den / Office: 11 11 x 21 6	Bar: 21 8 x 27 8	
Primary Bedroom: 21 6 x 28 11	Media Room: 22 4 x 22	
Full Ensuite Bath: 17 8 x 16 9	Bedroom: 17 x 16	
Walk-In Closet: 14 1 x 12 5	Walk-In Closet: 6 1 x 9	
Den / Office: 12 11 x 21	Ensuite - Full: 10 5 x 7 9	
Laundry: 8 9 x 9 1	Bedroom: 20 4 x 23 8	
Garage: 21 11 x 53 2	Walk-In Closet: 8 11 x 7 11	
<b>Room Sizes - Upper Level</b>	Full Bathroom: 9 8 x 7 9	
Bedroom: 17 8 x 18 2	Full Bathroom: 13 7 x 7 5	
Bedroom: 17 x 19 11	Laundry: 5 4 x 7	
Full Ensuite Bath: 10 8 x 9 1	Storage: 10 8 x 10 9	
	Utility: 11 11 x 11 9	

**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.



## **PRESTIGIOUS GATED COMMUNITY - UNPARALLED CRAFTSMANSHIP**

This exceptional custom home spans over 8000 square feet, and was crafted by an esteemed Tommie Award winning builder. Situated on a generous 0.34 acre lot, the property boasts sweeping lake and valley views. Enjoy three stories of meticulously designed living space, offering 5 bedrooms and 6 bathrooms. Outside discover an excellent outdoor living and entertaining area surrounding the inviting in-ground pool. You'll find a dedicated hot-tub area, an outdoor kitchen, and a cozy fire-pit area, perfect for gatherings and relaxation.

Upon entering the home, your attention is immediately drawn to the magnificent floor-to-ceiling fireplace mantle in the great-room, complemented by impressive arched windows that showcase the captivating views. Gourmet kitchen is a culinary enthusiast's dream, with stainless steel appliances, including wall ovens, granite countertops, a wine room, and a spacious island.

The main floor encompasses a spacious master bedroom, complete with a sitting room area featuring a gas fireplace, a sprawling walk-in closet, a private deck, and a luxurious 5-piece ensuite bathroom.

Lower level offers a variety of amenities for entertainment and relaxation. Enjoy a full theater room with a projector, a wet bar for hosting guests, and a temperature-controlled wine room. Triple car garage with additional exterior parking. Nestled in one of the most exclusive and sought-after areas of Kelowna.

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













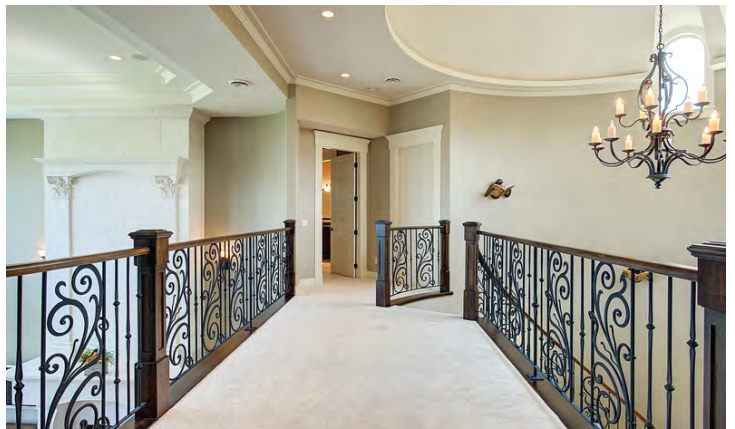












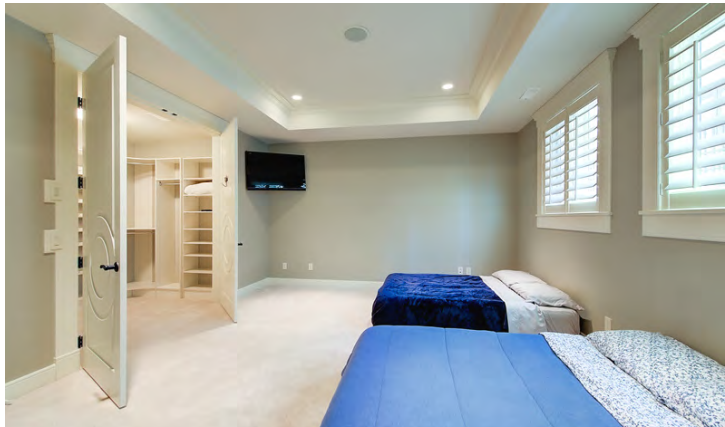








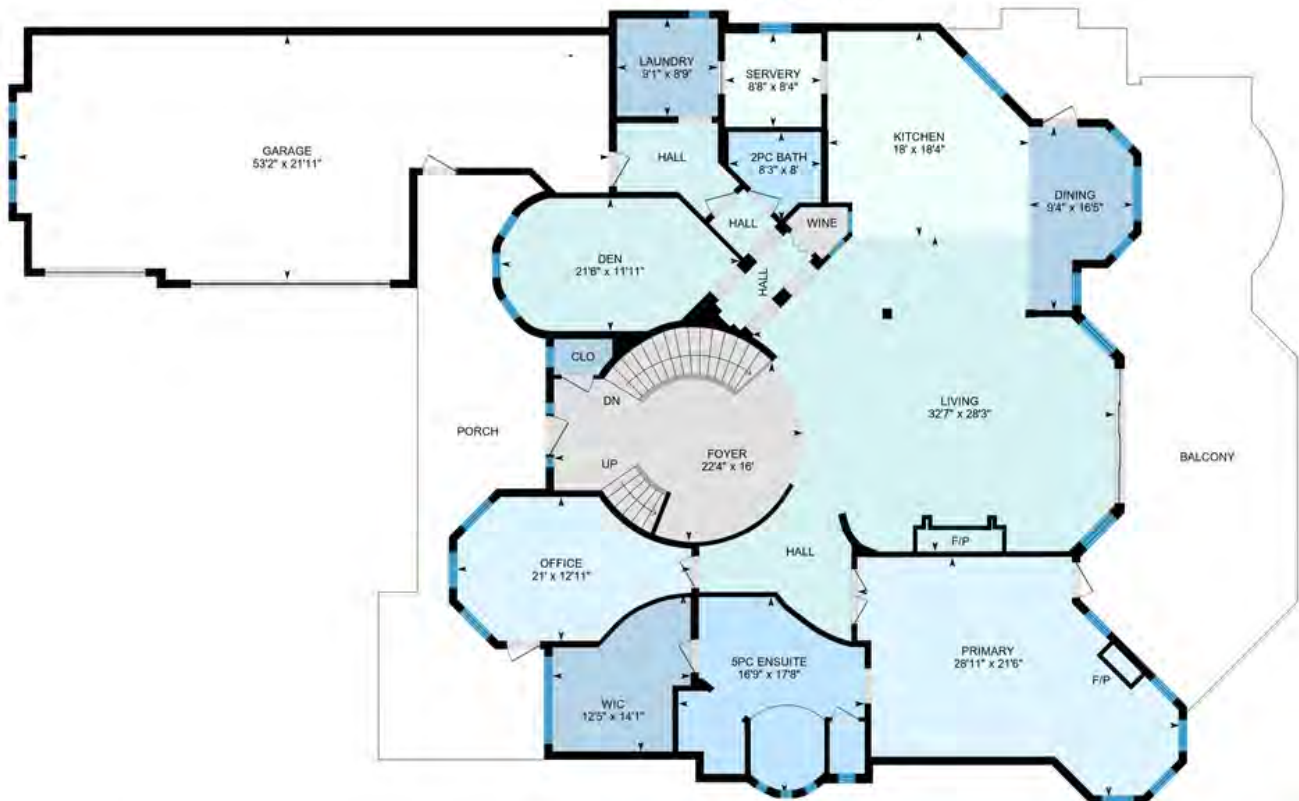






4860 Tuscany Ln, Kelowna, BC

**Main Floor** Exterior Area 3484.64 sq ft  
Interior Area 3282.06 sq ft  
Excluded Area 1072.44 sq ft



**2nd Floor** Exterior Area 1689.52 sq ft  
Interior Area 1522.29 sq ft  
Excluded Area 669.31 sq ft



0 5 10  
ft

PREPARED: 2023/06/02





# 4860 Tuscany Ln, Kelowna, BC

Walkout Basement (Below Grade) Exterior Area 4150.65 sq ft  
Interior Area 3884.34 sq ft



0 7 14  
ft

PREPARED: 2023/06/02



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

- Multi -Tommie Awardwinner in 2010, including Silver Award for Excellence in Single Family Dwelling, Kitchen Design, Master Suite Design and Interior Dome Feature
- Built by Frame Custom Homes Ltd., Gold Tommie 2010 Home Builder of the Year
- Designed by Mullins Drafting and Design
- Breathtaking views of the lake, valley and sparkling city lights from all main living areas
- Carefully thought out plan, 8541 sq. ft., with comfortable family living and entertaining space
- The home is flooded with natural light taking full advantage of the south western sun exposure plus eastern exposure through the heightened grand foyer, dome and mezzanine
- Magnificent curb appeal, reminiscent of a Tuscan villa, timeless elegance, ambiance and warmth
- Clay tile roof, acrylic stucco
- Paving stone driveway with patterned inset, additional parking for boat
- Heated triple car garage, wood overhead doors, higher 12'7" ceiling, "Ironman Poly Aspartic" floor surface is impervious to oil, salt and other elements, built-in vacuum, sink, hot and cold water, radiant tube heater
- Heated storagebunker area or workshop, suspended slab under the main garage, cabinets, tile floor, cat 5 wired, vacu flow, smaller overhead door assureeasy access
- Luxury Kolbe windows supplied by Grand Openings, argon low E, energy efficient, UV resistant
- Custom solid core oversized 8 ft interior doors, including pocket doors
- ¾ inch maple hardwood floor main and upper levels
- 5/8 inch engineered hardwood flooring on the lower walk out level
- Superior craftsmanship in every detail of the millwork, crown moulding, wide baseboards
- Entertainment sized covered and uncovered decks with stamped concrete, ceiling fan
- Stamped concrete covered patio, cedar decked ceiling
- Built in vacuum with power heads and hoses for each floor
- Built in sound including outdoor decks and patios, rock speakers, individual controls in each room
- Thermostatically controlled fireplaces
- Cat 5 wiring - built in system, all rooms including the garage with audio and thermostat controls
- Deluxe Lutron lighting control system, Computer controlled outside lighting and irrigation
- 7 security cameras on the perimeter of the home, 4 security panels
- Commercial electrical system, 400 amp service
- 3 high efficiency furnaces with heat pumps, air conditioners, zoned heating controls, 2 hot water tanks
- All inside walls are insulated, 16-18 inches of insulation in roof
- All blinds and shades are electronic controlled
- Main andlower level laundry with provision for laundry facility on the upper level
- Salt water pool with fully automated cover
- Hot tub with "Covana" cover, a cabana style cover designed to give the privacy of a gazebo or open fresh air experience, a spa experience in any weather!
- Rear yard water feature and waterfall , gas fire pit with paver patio
- Outdoor kitchen with 2 beverage fridges, granite counters, built in Vermont Castings barbeque, fireplace above the barbeque



### **Entry**

- Professional landscaping includes calming water feature in the front yard
- East facing patio, wrought iron railing
- Pillars define the stately entrance to the home
- Custom solid wood front entry door with curved windows that accent the arched definition of the door

### **Foyer**

- Grand foyer welcomes guests to the home with stunning views of the lake
- Dramatic 25'5" ceiling height, flooded with natural light from heightened sky lights of the dome
- Curved staircase to both upper and lower levels, carpeted steps, wood banister, wrought iron detail
- Elegant chandelier, travertine floor

### **Great Room**

- Wall of windows capture the endless views of the lake, mountains, and city
- Expansive 9 ft. sliding glass doors and large windows face west for optimal light and panoramic views
- Floor to ceiling custom cast limestone gas fireplace, large fire box
- Impressive 22'4" ceiling, decorator ceiling fan

### **Dining Room**

- Arched entry to formal dining area, carpet, curved windows, shutters, recessed lights, stunning chandelier

### **Kitchen**

- Spectacular island kitchen enjoying panoramic vistas of the lake
- Hand crafted trusses
- Custom solid maple wood cabinets by Cucina Del Re, hand etched antique finish, soft close beech wood lined drawers, full height upper unit cabinetry, soft lighting through the frosted glass, tumbled travertine back splash, under counter lighting
- Island has a single slab granite counter with "waterfall" edging, 6 person eating bar, pendant lighting
- Sink in island plus double Kohler sinks overlooking the view of the lake
- Wine cellar in the kitchen adds interest, decorative wrought iron detail

### **Eating Nook**

- Bayed window, French door to deck and covered barbeque area

### **Butler Pantry**

- Spacious work space, cabinets, pantry unit with pull outs, under counter lighting, tumbled travertine back splash, deep sink
- Miele dishwasher, Frigidaire Professional Series side by side fridge/freezer



### **Laundry Room / Mud Room**

- Tumbled travertine floor, cabinets, sink, granite counters
- Built-in custom cabinets for the mud room with shoe locker

### **Office**

- 3 curved windows, French door to front east facing patio
- Tray ceiling, wainscoting

### **Primary Bedroom Suite**

- Double doors to enter, tray ceiling with ceiling fan
- Master remote controls for lights, security, audio
- "Chiseled" travertine gas fireplace
- Sitting room with captivating view of the lake and city lights, tray ceiling, recessed lighting
- French door to deck, phantom screen
- Walk-in closet, carpet, window, carousel for shirts, built-in cabinets, shoe rack
- Luxurious Tommie Award winning 5-piece ensuite bathroom, heated travertine floor, jetted soaker tub with travertine surround, chandelier above tub, large walk-in travertine shower, 9 shower heads, bench, make up vanity, under cabinet lighting, travertine marble counters

### **Upper Level**

- Mezzanine - amazing expansive views of the lake
- Exercise Room - curved walls and windows, view of the lake, wall mirrors, hardwood floor

### **2 Bedrooms - Upper Level**

- Bedroom, stunning lake view, French door to private deck, shutters, large walk-in closet, direct access to 4-piece ensuite, tub, separate walk-in shower. 2 access doors, this bathroom shared with gym.
- Bedroom, spacious room, French doors to the deck, shutters, walk-in closet, 4-piece ensuite bathroom with tub/shower combination, granite counters

### **Lower Walk-Out Level - 9'7" ceilings**

#### **Recreational / Games Room**

- Natural limestone 3-way fireplace divides the family room and games room
- Engineered hardwood floor
- French door to pool and covered patio

### **Wine Cellar**

- Generous sized room is thermostatically controlled, solid wood door, slate floor, wood wine racks, curved wall of "chiseled" natural limestone, windows tastefully adorned with wrought iron grapes

### **2nd Laundry Room - Lower Level**

- Stacked Whirlpool washer/dryer, sink, granite shelf



### **Wet Bar**

- Fabulous entertainment space with amazing view of the pool patio and lake
- Cabinets, granite counters, raised sitting bar, tiled back splash, sink
- Counter level bifold windows allow wide open serving of refreshments to the outdoors and pool patio
- Includes Danby microwave, Thermador dishwasher, wine fridge, Uline pull out ice maker plus beverage drawer, flat screen TV on rotating bracket enables viewing the TV from the pool patio area

### **Theatre Room**

- Fabulous media room, carpeted, tray ceiling with indirect "mood" lighting, sconce lights, cabinets, granite counter
- 6 leather media chairs that fully recline with drink cup holders, beverage fridge

### **2 Guest Bedrooms - Lower Level**

- Bedroom, view of the lake, curved window, shutters, carpet, walk-in closet, 3-piece ensuite bathroom, walk in shower, tumbled travertine heated floors
- Bedroom, full walk-in closet with built in organizers, drawers and shoe rack, tray ceiling, 2 windows with shutters, 3-piece ensuite bathroom, walk-in shower, tumbled travertine heated floors

### **Bathroom Summary**

- 2-piece powder room, main level, granite counter, stone vessel sink, under cabinet "auto" lighting
- 5-piece master bedroom ensuite bathroom, main level, heated floor
- 4-piece ensuite bathroom, upper level, tub, separate walk-in travertine shower, granite counter, make up vanity. This bathroom has two access doors, shared with gym
- 4-piece ensuite bathroom, upper level, tub/shower combination, granite counter
- 3-piece ensuite, guest bedroom lower level, walk-in shower, heated tumbled travertine floor
- 3-piece ensuite, guest bedroom lower level, walk-in shower, heated tumbled travertine floor
- 3-piece bathroom, lower level, easily accessed with exterior door to pool area, heated tile floor, walk-in shower with bench, granite counter





**LISTED BY JANE HOFFMAN**

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