



JANE HOFFMAN
REALTY

TOMMY AWARD WINNING LUXURY HOME



PROUDLY MARKETED BY JANE HOFFMAN

4870 Tuscany Lane
Kelowna, BC

DETAILS

Address	4870 Tuscany Lane Kelowna, BC	Bedrooms	5
		Bathrooms	7, 5 Full, 2 Half
		Finished Area	8645 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.618 Acre, 65 ft. x 179 ft.	Year Built	2012
Water	Municipal	Exterior	Stone, Stucco
Sewer	Connected	Roof	Tile
Views	Lake, Mountain, Valley, City	Heating	Natural Gas Forced Air, In-Floor Water
Main Level	3287sq. ft.	Cooling	Central Air
Upper Level	1388 sq. ft.	Fireplace	2 Gas Fireplaces
Lower Level	3970 sq. ft.	Garage/Driveway	Attached Triple Garage
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 20 8 x 9 6
Living Room: 22 1 x 17 11
Kitchen: 20 10 x 14 5
Breakfast: 12 x 14 5
Dining Room: 18 8 x 15 1
2-Piece Bathroom: 8 3 x 8 5
Primary Bedroom: 29 1 x 18 4
Full Ensuite Bath: 19 6 x 15 11
Den / Office: 17 x 12 5
Elevator: 4 11 x 5 2
Laundry: 10 3 x 16
Other: 7 1 x 9 9
Other: 8 4 x 9 11
Garage: 31 8 x 38

Room Sizes - Upper Level

Bedroom: 19 1 x 16 6
Bedroom: 15 10 x 13 11
Full Ensuite Bath: 11 8 x 10 8
Full Ensuite Bath: 8 1 x 8

Room Sizes -Upper Level Cont'd

Walk-In Closet: 8 1 x 7 10
Walk-In Closet: 6 4 x 7
Utility: 8 3 x 12 4

Room Sizes - Lower Level

Rec Room: 25 5 x 14 4
Wet Bar: 9 5 x 14 4
Media Room: 24 4 x 20 3
Family Room: 21 10 x 18 7
Dining Room: 13 2 x 14 7
Gym: 15 x 19 1
2-Piece Bathroom: 5 x 8 2
Bedroom: 15 7 x 13 10
Bedroom: 22 7 x 18 5
Full Ensuite Bath: 7 4 x 9 8
Full Bathroom: 8 4 x 19 4
Bonus: 13 10 x 14 1
Utility: 16 5 x 12 6
Utility: 15 11 x 7 8

Inclusions

- Sub-Zero fridge/freezer
- Bosch dishwasher
- Electrolux Icon 6 burner gas oven
- Microwave
- Lower Level
- Ice-maker
- Sharp microwave
- Electrolux Icon beverage chiller
- Bosch dishwasher

Mechanical

- Lift Master garage door opener
- Amana furnace x3
- Celsius hot water on demand x2
- Duovac central vac
- Renzor garage heater

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 4870 TUSCANY LANE

This Tommie Award winning Tuscan inspired home is located in a sought-after gated community of only 8 residences. At over 8,600 sq. ft. you'll be mesmerized by the grand scale from the moment you enter. Custom craftsmanship and remarkable attention to detail can be found at every turn including hardwood floors, iron and metal work, granite countertops, fine mouldings & millwork, tray ceilings, marble, and exquisite lighting.

In the great room discover soaring ceilings spanning to the second level with a custom gas fireplace and rock detailing. Large windows showcase the breathtaking view. Exceptional kitchen with professional appliances, and an entertainment-sized island for hosting and prepping. Step outside to the luxurious outdoor living space with a wraparound patio offering lake views and an outdoor kitchen.

Beautiful primary suite with opulent ensuite boasting custom millwork in the bathroom and walk-in closet. Soaking tub is expertly positioned to unwind while taking in the valley views. Take the curved staircase to the second level with an expansive landing opening to the level below. For privacy this level is divided into two wings with a generous-sized bedroom, ensuite and walk-in closet on each wing. The lower level offers a sensational entertainment area with a rec room, family room, home theater, wine room, gym and seamless access to the outdoor paradise. Lounge poolside all summer long while enjoying the sweeping views. Large garage, perfect for storing all of your toys!

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



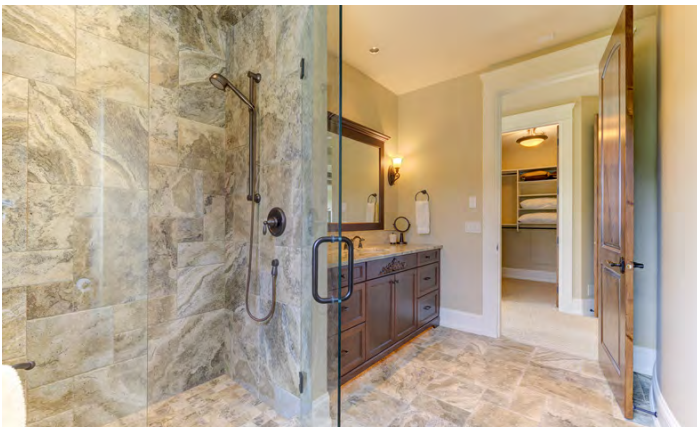


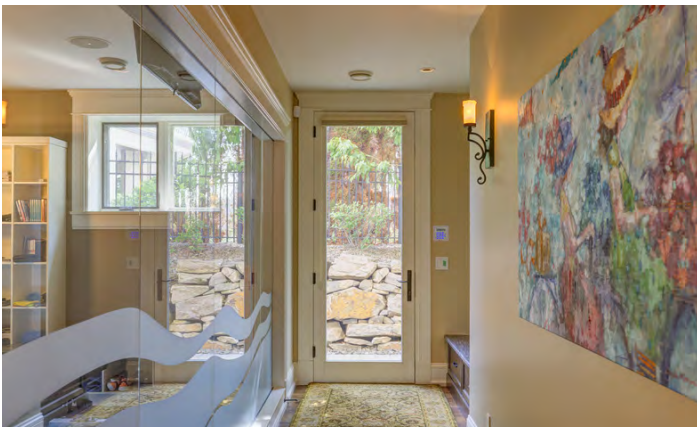




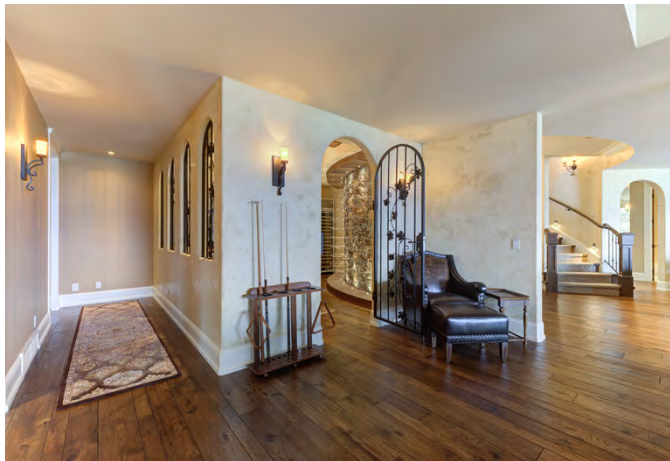










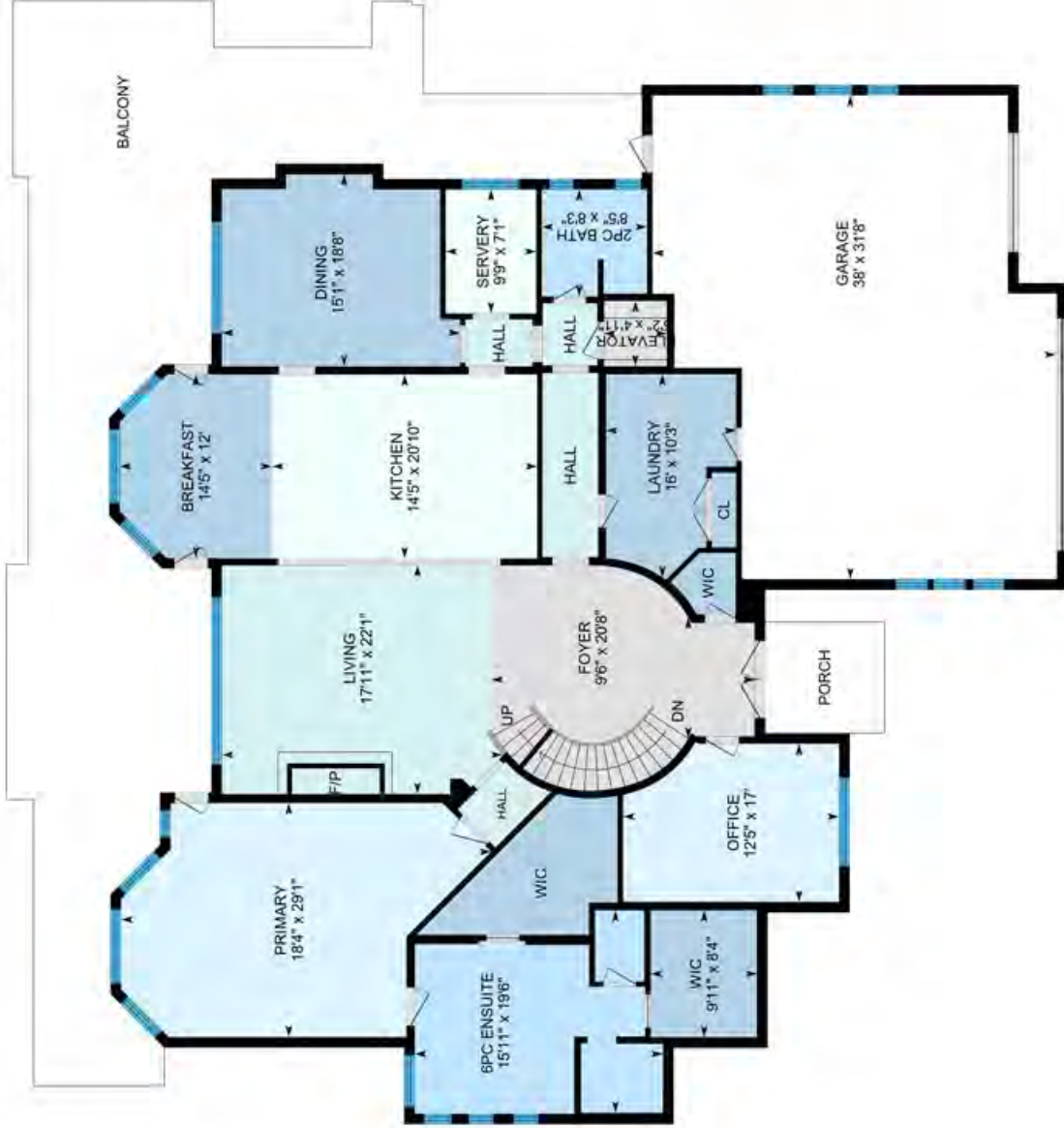






4870 Tuscany Ln, Kelowna, BC

Main Floor Exterior Area 3287.67 sq ft
Interior Area 3076.63 sq ft
Excluded Area 1105.90 sq ft

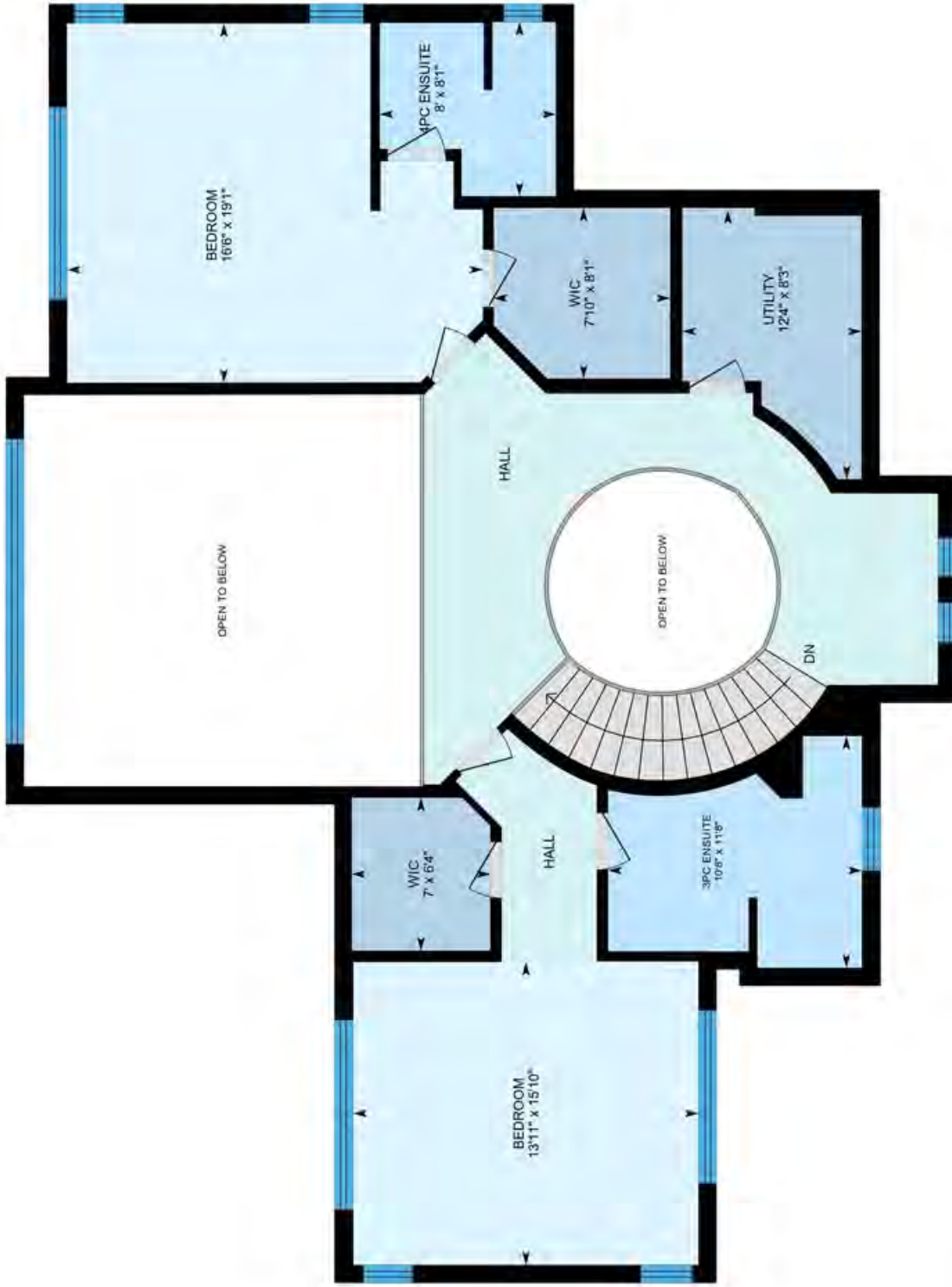


PREPARED: 2023/06/09

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.

4870 Tuscany Ln, Kelowna, BC

2nd Floor Exterior Area 1388.43 sq ft
Interior Area 1219.67 sq ft
Excluded Area 411.73 sq ft



PREPARED: 2023/06/09

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.

4870 Tuscany Ln, Kelowna, BC

Walkout Basement (Below Grade) Exterior Area 3970.51 sq ft
Interior Area 3707.42 sq ft
Excluded Area 443.25 sq ft



PREPARED: 2023/06/09

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

- Quality designed and built home in the gated community of Tuscany Lane
- Over 8600 sq. ft. of luxury living with 5 bedrooms and 7 bathrooms
- Enjoy the convenience of elevator servicing all 3 levels of the home
- Resort like backyard with large pool, synthetic grass, water features and expansive lakeviews
- Amazing curb appeal with beautiful landscaping and exterior lighting
- Saltwater swimming pool, with vinyl pool liner and automatic cover
- 2 zones for HVAC and 3 stand alone furnaces
- Oversized, heated, triple car garage with direct access to the main living space and wrap around balcony
- An amazing theatre awaits you in the lower level with tired seating with space for family and friends
- The lower features a wet bar with a pass through window to the poolside lounging
- The main floor boasts a an open design that captures the amazing lake, city and valley views
- Custom millwork throughout and attention to detail is evident on all 3 levels

Main Floor

Entrance/Foyer

- Fully landscaped entrance with walking path to the front door
- Sprawling foyer with grand 2 storey ceilings and stunning wrought iron chandelier
- French door with frosted glass inserts providing privacy and natural light
- Guest coat closet
- Adjacent to the home office

Den/Office

- Front yard views
- Hardwood flooring
- Ceiling is finished with crown moulding, recessed lighting and a ceiling fan
- Large windows offer natural light

Living Room

- Designed to embrace the city and lake views
- Oversized gas fireplace with floor to ceiling stone surround
- Ceiling finished with exposed cedar beams, surround sound and recessed lighting
- Open to the upper level
- Hardwood flooring with flush air vents
- Open design with the rest of the main floor, great flow for entertaining friends and family

Kitchen/Dining Room

- Gourmet kitchen with attention to detail and finished with a quality stainless steel appliance package
- Large granite centre island with raised seating, drop down lighting fixtures over the island, granite countertops
- Quality cabinetry throughout with underlighting creating a brighter working space
- Stone backsplash, hardwood flooring and high ceiling with surround sound and recessed lighting

Kitchen/Dining Room Cont'd

- Pantry space off the kitchen complete with countertop space, utility sink, extra floor to ceiling cabinetry and exterior windows for natural light
- A seamless transition from kitchen to breakfast nook, formal dining room and living room
- The breakfast nook is perfectly placed to embrace the city and lake views with ease of access to the oversized lakeview balcony
- Formal dining room features lakeviews, large space for hosting dinners, unique ceiling design with drop down chandelier above the table

Primary Bedroom

- Oversized lakeview primary bedroom suite with walkout access to the balcony
- Floor to ceiling windows flood the space with natural light and capture the views
- Intricate ceiling design with drop down lighting and inset lighting around the perimeter
- Full surround sound
- Full walk-in closets with drawers, carpeted flooring, exterior windows, shelving and shoe shelving

5-Piece Ensuite

- Spa-inspired ensuite with two vanities offering undermount sinks, quality cabinetry, granite counters and mounted mirrors
- Heated tile flooring
- Free standing tub positioned to capture the lake views
- Seamless glass and tile walk-in shower with recessed lighting, bench seating, wall niche for shower products and rain shower head
- Private pocket door bathroom

Laundry Room

- Large laundry room located off the triple car garage with tile flooring, granite counters, stackable Samsung washer/dryer and a Samsung refrigerator
- Additional closet space
- Recessed lighting

2-Piece Bathroom

- Sensor lighting upon entering
- Tucked away from the main living spaces
- Vanity with granite countertop, circular sink and mounted mirror above
- Recessed lighting and crown moulding

Upper Level

Bedroom 2 With 4-Piece Ensuite

- Enjoy the expansive views from this oversized bedroom with a full walk-in closet and ensuite bathroom
- Oversized window floods the space with the view and natural light
- Windows equipped with pull down blinds
- Tray ceiling with crown molding and recessed lighting

- Plush carpet flooring
- Full walk-in closet with hanging rails, drawers, shelving and additional storage
- The ensuite features an acrylic tub/shower combo with tile surround, hand wand shower head and recessed lighting
- Vanity features granite counters, underlighting, undermount sink and mounted mirror with bar lighting above

Bedroom 3 With 3-Piece Ensuite

- Lakeview bedroom with full bathroom and walk-in closet
- Plush carpet flooring, window equipped with pull down blinds and tray ceiling with recessed lighting
- Full walk-in closet with hanging rails, drawers, shelving and additional storage
- The ensuite has a seamless glass and tile walk-in shower
- Vanity with underlighting, quality cabinetry, granite counters and mounted mirror above

Lower Level

Rec-Room/Family Room

- An entertainers delight with walk out access to the poolside lounging
- The rec-room boasts a pool table with a wet bar and the family has a large lounging area with mounted media
- Floor to ceiling stone fireplace with double sided gas fireplace
- Views of the backyard oasis as well as the City of Kelowna
- Ceilings finished with exposed cedar beams, recessed lighting and surround sound
- Full wet bar with raised bar seating, granite counters, pass through window to the pool side lounging, utility sink, microwave, dishwasher and more

Wine Room

- Beautiful wine room with curved stone wall with wine holders for your most prized wines
- LED lighting illuminates the wall

Bedroom 4 With 4-Piece Ensuite

- Spacious bedroom with large window overlooking the back yard
- Window is equipped with pull down blinds
- Plush carpet flooring, tray ceiling with crown moulding and shaded light fixture
- Closet with French style door
- 4-piece ensuite with acrylic tub/shower combo, tile surround, hand wand shower head, wall niche for products and recessed lighting
- Vanity with granite countertop, undermount sink and mounted mirror above

Bedroom 4 With 4-Piece Ensuite

- Spacious bedroom with large window overlooking the back yard
- Window is equipped with pull down blinds
- Plush carpet flooring, tray ceiling with crown moulding and shaded light fixture
- Closet with French style door

- 4-piece ensuite with acrylic tub/shower combo, tile surround, hand wand shower head, wall niche for products and recessed lighting
- Vanity with granite countertop, undermount sink and mounted mirror above

Bedroom 5

- Lakeview bedroom with walkout access to the covered patio and poolside lounging
- Plush carpet flooring
- Windows equipped with pull down blinds
- Tray ceiling with crown molding and recessed lighting
- Closet with French style doors

3-Piece Bathroom

- Full bathroom with seamless glass and tile walk-in shower that has bench seating, recessed lighting and hand wand shower head
- Floating vanity with granite counter, undermount sink and mounted mirror
- Tile flooring

Gym

- Workout area with mat flooring, mirrored wall, glass wall and exterior window for natural light
- Surround sound and space for mounted media

2-Piece Bathroom

- Vanity with granite countertops, vessel sink, tile backsplash and mounted mirror above
- Tile flooring

Theatre

- One-of-a-kind movie room with attention to detail, tiered seating with seating for up to 12 people
- Carpeted flooring
- Coffered ceilings with recessed lighting and full surround sound
- Oversized projector screen provides a movie theatre experience
- Tucked away is a cabinet with utility sink plus a wall mounted cabinet

4870 TUSCANY LANE



LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@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