



**JANE HOFFMAN**  
REALTY

# GATED RESIDENCE - LAKEVIEW - POOL



**PROUDLY MARKETED BY JANE HOFFMAN**

***1524 Vineyard Drive***  
***West Kelowna, BC***

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## DETAILS

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<b>Address</b>	1524 Vineyard Drive West Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	4, 3 Full, 1 Half
		<b>Finished Area</b>	7135 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.43 Acre, 223 ft. x 215 ft.	<b>Year Built</b>	2008
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	Lake, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air, In-Floor Water
<b>Main Level</b>	3270 sq. ft.	<b>Cooling</b>	Central Air
<b>Lower Level</b>	3865 sq. ft.	<b>Fireplace</b>	3 Fireplaces
		<b>Garage/Driveway</b>	Attached Triple Garage
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Living Room: 33 2 x 28 1  
Kitchen: 19 8 x 17 2  
Pantry: 8 10 x 5 8  
Dining Room: 18 8 x 15 10  
2-Piece Bathroom: 8 3 x 5 2  
Primary Bdrm: 29 4 x 25 11  
Full Ensuite : 16 3 x 16 11  
Den / Office: 12 5 x 11 11  
Mud Room: 16 4 x 9 10  
Storage: 4 1 x 4 6  
Garage: 36 x 33

### Room Sizes - Lower Level

Rec Room: 28 11 x 43 11  
Bar: 12 8 x 16 9  
Media Room: 23 11 x 32 1  
Gym: 15 2 x 19 10  
Bedroom: 10 7 x 13 4  
Bedroom: 16 5 x 20 4  
Bedroom: 13 1 x 12 11  
Full Bathroom: 12 6 x 5 9  
Full Bathroom: 5 3 x 13 4  
Laundry: 6 9 x 10 10  
Utility: 12 8 x 10 10  
Other: 11 1 x 10 8

### Inclusions

- Panasonic microwave x 2
- Viking Professional 6-burner gas stove

### Inclusions

- Stainless steel hood vent
- Bosch dishwasher
- Frigidaire standup freezer
- Whirlpool washer/dryer
- Libherr fridge/freezer with ice maker x 3
- Fisher & Paykel dishwasher
- AEG Electrolux washer & dryer
- Control 4 system w/Denon theatre amp, Paradigm speakers
- 9 Power Theatre Chairs

### Mechanical

- 32 SONOS speakers & 11 SONOS amplifiers
- Nest thermostat
- 3 hardwire, 3 wireless WiFi access points
- 2 A/C units, central vac
- Lift Master garage door opener x2
- American Standard furnace x2
- 2 John-Wood hot water tanks
- NTI hot water boiler

**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 1524 VINEYARD DRIVE

Stunning, custom home in Vineyard Estates. Gated entry to the street with only 4 residences. This beautiful home offers luxurious living spaces with sensational views of Okanagan Lake. Immediately you'll notice the exceptional attention to detail and quality finishing. Expansive open concept main floor living with great room, dining area, gourmet kitchen, pantry and main floor primary suite with hardwood flooring spanning the home. Great room features a custom gas fireplace with rock detailing. Large windows capture the picturesque lake views. Gourmet kitchen with granite countertops and a professional appliance package. Sip your morning coffee or enjoy dining in the evenings on the spacious covered lake view patio.

Primary suite with gas fireplace, luxurious ensuite with glass enclosed shower, granite countertops, soaking tub and large walk-in closet. Main floor office. Lower-level entertainer's delight with room for a pool table, full wet bar, huge home theater and temperature-controlled wine room. Gym and three additional bedrooms with one featuring an ensuite. The entertainer's oasis continues to the backyard with an in-ground saltwater pool, 8 person hot tub, and patio. Mature landscaping surrounds the property with an automated watering system.

Heated 3 car garage with epoxy flooring and custom built-ins. Nearly \$40K in window coverings. Excellent location minutes to world-class wineries, sandy beaches and West Kelowna amenities.

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





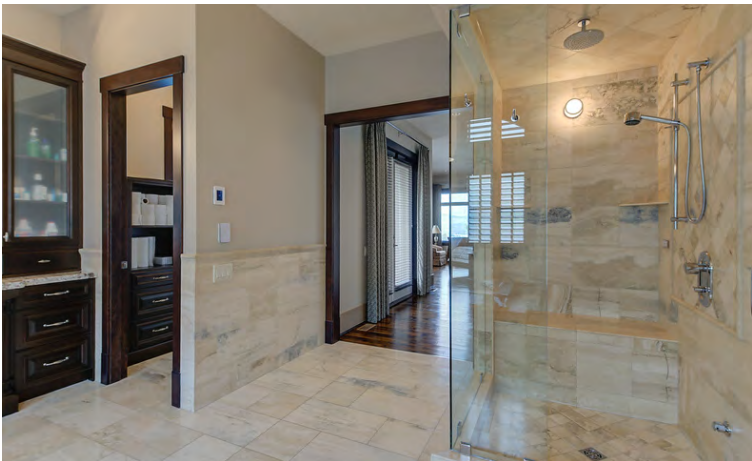


















# 1524 Vineyard Dr, West Kelowna, BC

Main Floor Exterior Area 3270.76 sq ft  
Interior Area 3006.78 sq ft  
Excluded Area 882.07 sq ft



PREPARED: 2023/06/17

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.

# 1524 Vineyard Dr, West Kelowna, BC

Walkout Basement (Below Grade) Exterior Area 4022.34 sq ft  
Interior Area 3721.28 sq ft



PREPARED: 2023/06/17

## **EXCEPTIONAL FEATURES**

- Private family home on a stunning, fully landscaped 0.430 acre lot with expansive lake and valley views
- Gated residence with private salt-water pool with vinyl liner
- 8-person hot tub at the poolside lounging
- Over 7000 sq. ft. of luxurious living space with 4 bedrooms and 4 bathrooms
- Fully irrigated grounds provide for low maintenance up-keep
- Nearly \$40,000 in windows coverings throughout the interior of the home
- The yard has approximately 400 varieties of trees and plants
- Radiant in-floor heating in the entire lower level
- Triple garage with epoxy flooring, hot/cold water taps, security system, speakers
- 400 amp electrical service
- Irrigation system with 13 zone wireless controls feeding 20+ areas
- Main level primary bedroom with attention to detail
- Gourmet kitchen captures the expansive lake and valley views
- Large deck with open and covered areas
- LED lighting throughout, inside and outside

## **Entry/Foyer**

- Fully landscaped with immediate views upon entering the home
- Large foyer with tile flooring, solid wood French doors and guest coat closet

## **2-Piece Bathroom**

- Main floor powder room tucked away for privacy
- Vanity with granite countertop, undermount sink and mounted mirror
- Hardwood flooring

## **Living Room**

- Spacious living room with captivating views of Okanagan Lake and valley
- Approximately 13'4" ceiling creates a bright and airy space
- Hardwood flooring
- Gas fireplace with floor to ceiling stone surround and raised hearth provides warm ambience
- Surround sound, mounted media and recessed lighting
- Open design great for entertaining guests
- Nook space for relaxing and taking in the views

## **Dining Room**

- Large dining room can easily accommodate large gatherings
- A seamless transition to the outdoor deck
- Drop down lighting fixture defines the space

## **Kitchen**

- Enjoy this quality, custom kitchen positioned to enjoy the lakeviews with easy access to the covered outdoor deck
- Large center island with granite countertop, drop-down lighting, sink and custom cabinetry
- Full professional appliance package with custom cabinetry faced refrigerator & dishwasher
- Under cabinet lighting provides a brighter working space



### **Kitchen Cont'd**

- Recessed lighting, hardwood flooring and surround sound
- Pantry features granite countertop with under cabinet lighting, standup freezer, cabinetry, plenty of open shelving

### **Primary Bedroom + 5-Piece Ensuite**

- Lakeview bedroom surrounded by windows that capture the spectacular views
- Wooden shutters/blinds and drapes on all windows
- Cozy gas fireplace with floor to ceiling stone surround and mounted media above
- Recessed lighting and ceiling fan
- Walk-in closet with countertop space, drawers, washer and dryer and shoe shelving
- Spa-inspired ensuite with his and her separate vanities, granite countertops, tiled in soaker tub, lots of natural light
- Seamless glass and tile walk-in shower with waterfall and hand wand shower heads, lighting and steamer option
- In-floor electric heat

### **Den/Office**

- French style doors to enter and views overlooking the front yard
- Hardwood flooring
- Adjacent printer room with built-in cabinetry & wooden shutters

### **2nd Pantry/Mudroom**

- Direct access to triple car garage, granite countertops, utility sink and views overlooking the backyard and beyond
- Built-in bench seating with shoe drawers, hooks & shelf above
- Custom cabinetry with open glass & wood shelving, cupboards & drawers

### **Walkout Lower Level**

#### **Rec-Room**

- A thoughtful layout with easy walkout access to the landscaped yard and poolside lounging
- Full wet bar with bar seating, microwave, dishwasher, refrigerator/freezer with ice maker and cabinetry
- A combination of tile flooring and plush carpet flooring
- Surround sound, recessed lighting
- Gas fireplace with stone surround and mounted media above
- Bright living space that takes advantage of the lakeviews
- Large room that can host a variety of entertainment options including a pool table

#### **Theater Room + Wine Room**

- Massive tiered theater room with 9 powered chairs
- Plush carpet flooring, full surround sound and recessed lighting
- Built-in shelving units
- Large 10' projector screen with mounted HD Panasonic projector
- Adjacent chilled wine room, tile flooring, can easily hold all of your most prized wines

### **Bedrooms 2 & 3**

- Both lakeside bedrooms with large closet spaces, carpeted
- Convenient to the full bathroom
- Windows equipped with pull down blinds

### **4-Piece Bathroom**

- Full bathroom with tub/shower combo, lighting and tile surround
- Tile flooring
- Vanity with granite countertop, undermount sink and mounted mirror above

### **Bedroom 4 + 4-Piece Ensuite**

- Large bedroom with windows providing an abundance of natural light
- Easy access to the private backyard
- Surround sound, ceiling fan and carpet flooring
- The ensuite bath offers tub/shower combo, tile flooring, lighting and vanity with granite countertop
- Walk in closet with hanging rails, drawers, shoe shelving and additional storage
- Gym space off the bedroom with mat flooring, mounted mirror and track lighting

### **Laundry Room**

- Upper and lower cabinetry, utility sink, tile backsplash, hanging rod for drying clothes
- Folding counter above front load washer & dryer, tile flooring

### **Utility Room**

- Provides easy access to furnace, in-floor heating system & central vacuum
- Extra storage space





**LISTED BY JANE HOFFMAN**

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