



JANE HOFFMAN
REALTY

PRIME LEVEL WATERFRONT HOME



PROUDLY MARKETED BY JANE HOFFMAN

*2737 Casa Loma Road
West Kelowna, BC*

DETAILS

Address	2737 Casa Loma Road West Kelowna, BC	Bedrooms	5
		Bathrooms	7, 5 Full, 2 Half
		Finished Area	5703 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.245 Acre, 98 ft. x 157 ft.	Year Built	2009
Water Fontage	75 ft.	Exterior	Stucco
Water	Municipal	Roof	Metal, Torch On
Sewer	Connected	Heating	Natural Gas Forced Air, In-Floor Water, Heat Pump
Views	Lake, Mountain, City	Cooling	Central Air
Main Level	2586 sq. ft.	Fireplace	1 Fireplace
Upper Level	905 sq. ft.	Garage/Driveway	Attached Triple
Lower Level	2212 sq. ft.		
Foundation	Concrete		

Room Sizes - Main Level

Foyer: 11 3 x 7 7
Living Room: 16 1 x 21 11
Kitchen: 21 2 x 15 2
Pantry: 7 10 x 5 8
Dining Room: 21 2 x 13 10
2-Piece Bathroom: 6 10 x 7 3
2-Piece Bathroom: 5 10 x 6 4
Bedroom: 21 1 x 17 5
Bedroom: 12 11 x 13 7
Full Ensuite Bath: 7 8 x 12 3
Full Ensuite Bath: 6 1 x 11 5
Walk-In Closet: 7 10 x 7 3
Den / Office: 6 6 x 7 1
Laundry: 21 2 x 12 8
Garage: 31 1 x 26

Room Sizes - Lower Level

Family Room: 16 1 x 24
Rec Room: 30 4 x 15 6
Media Room: 20 1 x 18 8
Wine Cellar: 12 5 x 5 9
Bedroom: 12 6 x 12 8
Bedroom: 20 9 x 15 6
Full Ensuite Bath: 7 2 x 12 11
Full Ensuite Bath: 6 6 x 9 5
Walk-In Closet: 7 10 x 6 5
Walk-In Closet: 6 7 x 7 9
Utility: 16 10 x 7 2

Room Sizes - Upper Level

Primary Bedroom: 21 1 x 13 7
Full Ensuite Bath: 13 4 x 13 2
Walk-In Closet: 7 10 x 7 3
Loft: 21 7 x 5

Inclusions

- Miele coffee machine
- Thermador fridge/freezer
- Miele microwave
- Thermador gas stove
- KitchenAid hood vent
- Miele dishwasher
- Whirlpool washer/dryer

Mechanical

- Lift Master garage door opener
- Trane furnace
- 2 Giant hot water tanks

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 2737 CASA LOMA ROAD

Striking waterfront home on the shores of Okanagan Lake. Enjoy a fantastic outdoor living space that offers a partially covered patio, outdoor BBQ area, a sprawling lawn that leads right to the shoreline with a sandy beach, firepit, & private wharf. Unique exterior expertly balances a variety of materials including rock, aluminum, steel, and wood creating a warm and inviting feel. The inviting ambiance is replicated on the interior with a blend of wood, glass, & reclaimed brick.

Main level overlooks the waterfront with nano sliding doors to the patio integrating the outdoors with the indoors. In the professional kitchen you'll find an entertainment-sized island, top of the line appliances, cabinet finished fridge/freezer & built-in coffee maker. Primary bedroom makes up the entire upper level. Wake up every morning to sensational lake views & step through the french glass doors to your own private patio & large roof top deck overlooking the water. Opulent 5-piece ensuite & walk-in closet. For hosting this home offers 4 additional bedrooms with ensuites.

On the lower-level take advantage of the entertainment area including a home theatre, wine cellar, family room with wood stove, library and rec room with another set of nano doors that lead to the lakeside backyard. Triple car garage. This is the home that will have you & your family enjoying life on the lake all summer long. Close proximity to downtown Kelowna & a short stroll to the hiking/walking trails of Kalamo Park.

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



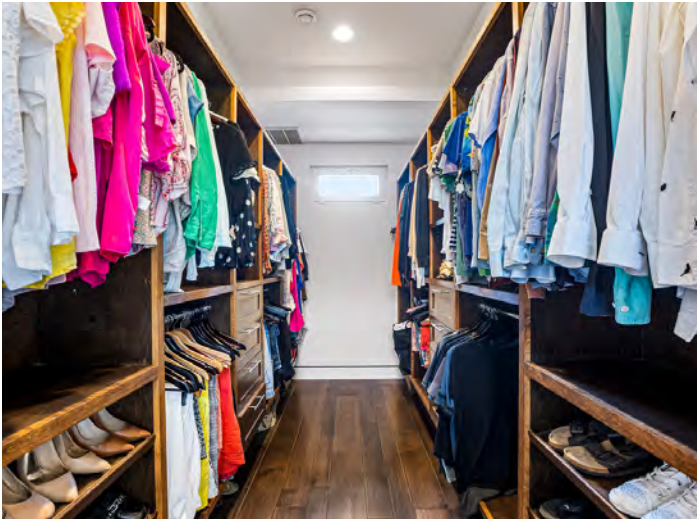


















2737 Casa Loma Rd, West Kelowna, BC

Main Floor Exterior Area 2586.12 sq ft
 Interior Area 2444.52 sq ft
 Excluded Area 862.67 sq ft



1st Floor Exterior Area 781.86 sq ft
 Interior Area 715.97 sq ft



PREPARED: 2023/07/13

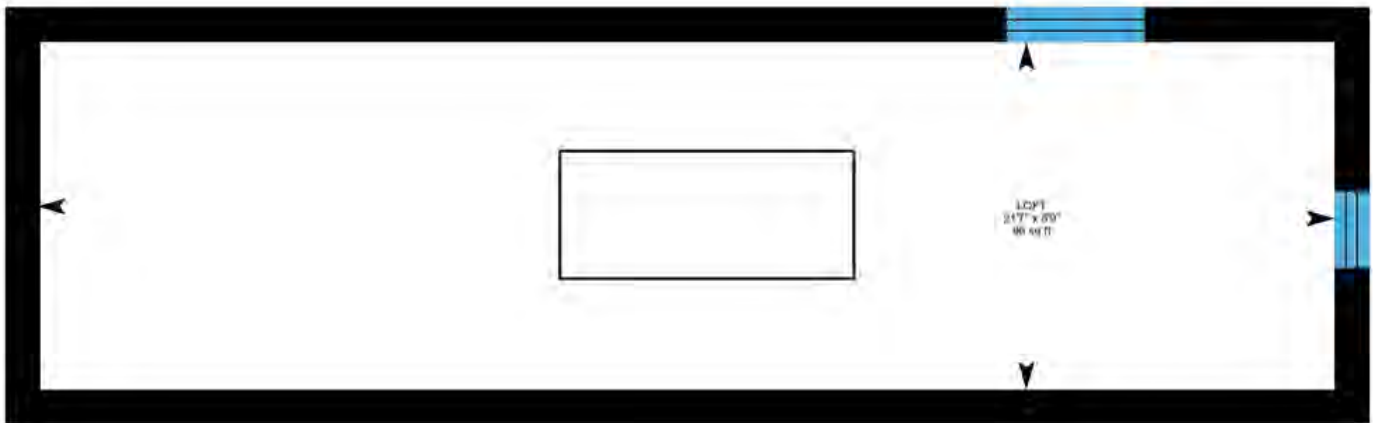


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Lower Level Exterior Area 2332.92 sq ft
Interior Area 2187.92 sq ft



Loft Exterior Area 32.98 sq ft
Excluded Area 124.27 sq ft



PREPARED: 2023/07/13



EXCEPTIONAL FEATURES

- Luxury family residence on the shores of Okanagan Lake
- Located on the desirable street of Casa Loma, you can enjoy everything that West Kelowna has to offer and be in close proximity to downtown Kelowna
- New dock is an added plus for relaxing & enjoying life on the lake
- Firepit area by the beach with built-in seating and additional lounging areas
- Expansive lake views from nearly every room in the house
- Balcony leading to roof top deck off the primary bedroom with panoramic lake views
- Quality design and finishing are found throughout all 5700 sq. ft. of living space
- Lots of exterior parking plus attached triple garage
- Approximately 75 ft. of water frontage and large 0.245 acre lot
- Full landscaped and irrigated grounds
- 5 bedrooms on three levels of living space
- Loft in the pantry for extra storage
- Close proximity to Kalamo Park
- Heated floors in the lower level

Foyer

- Stunning views upon entry
- Spacious, bright foyer with room for seating bench

Living Room

- Beautiful lake views, gas fireplace creates an inviting, warm ambience
- Seamless transition to the lakeview deck
- Surround sound, drop down lighting and hardwood floors

Kitchen/Dining Room

- Custom kitchen with expansive views of Okanagan Lake
- Fine attention to detail and quality craftsmanship
- Massive granite center island with undermount sink and seating for several guests
- Full professional stainless steel appliance package
- Cedar lined ceiling, surround sound
- Quality cabinetry
- Pantry with built in shelving, countertop space and loft above
- The dining room offers ease of access to the exterior dining as well as the kitchen, great flow for entertaining friends and family

Laundry Room

- Direct access to the attached triple car garage
- Front load washer and dryer with countertop space and utility sink
- Built-in bench seating, upper cabinets for extra storage
- Recessed and track lighting

2-Piece Bathroom

- Privately tucked away from the main living spaces
- Floating vanity with undermount sink and mounted mirror

Bedroom 1 + 3-Piece Ensuite

- Lakeside bedroom with French doors leading to the deck
- Windows have pull down blinds
- Hardwood flooring
- Full ensuite with soaker tub, L-shaped vanity with makeup seating and mounted mirrors
- Walk-in closet with hanging rails, drawers, shoe shelving and additional storage

2-Piece Bathroom

- Guest bathroom with wood feature wall and stone counters
- Vessel sink with linear mounted mirror above
- Hardwood flooring

Bedroom 3 + 3-Piece Ensuite

- Overlooks the manicured front yard with direct access to the outdoors
- Hardwood flooring
- Seamless glass and tile walk-in shower with recessed lighting and bench seating
- Vanity with mounted mirror

Upper Level

Primary Bedroom + 5-Piece Ensuite

- Waterfront bedroom with a seamless transition to the balcony/roof top deck
- Stunning lakeviews flood the space
- Cedar lined ceiling, mounted media and can easily accommodate a king size bed
- Walk-in closet with shelving, drawers and shoe shelving
- Full ensuite features vanity with stone counters and two undermount sinks, mounted mirror and bar lighting above
- Heated tile flooring
- Seamless glass and tile walk-in shower with waterfall and hand wand shower heads, bench seating
- Free standing soaker tub

Lower Level - 10 ft. Ceilings

Family Room

- A great space for entertaining friends and family with direct walkout access to the backyard and lakeside
- A multipurpose space to suit different needs

Bedroom 5 + 3-Piece Ensuite

- Complete with ensuite bathroom, closet and access to wine cellar
- Room for a desk if desired
- Hardwood flooring
- Full bathroom with tile flooring, seamless glass and tile walk-in shower and electric cedar sauna
- Pedestal sink

Wine Cellar

- Barrel brick ceiling, plaster finishing and wine holders

Rec-Room

- Great space for relaxing and going to and from the lake
- Open design with the lower level and offers expansive views of Okanagan Lake
- Multiple built in shelving units for additional storage

Bedroom 6 + 3-Piece Ensuite

- Direct access to the backyard and lakeside living
- This room is flooded with the lakeview and natural light
- Built-in corner desk space
- Walk through closet to the ensuite
- Seamless glass and tile shower with bench seating, lighting and waterfall shower head
- Vanity with mounted mirror

Theater Room

- Full media space with large, mounted projector screen, surround sound and recessed lighting
- Tray ceiling with inset lighting
- Tiered seating, hardwood flooring



2737 CASA LOMA ROAD



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