



JANE HOFFMAN
REALTY

LEVEL GATED WATERFRONT ESTATE



PROUDLY MARKETED BY JANE HOFFMAN

2463 Whitworth Road
West Kelowna, BC

DETAILS

Address	2463 Whitworth Road West Kelowna, BC	Bedrooms	5
		Bathrooms	7, 5 Full, 2 Half
		Finished Area	7625 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.448 Acre, 101 ft. x 213 ft.	Year Built	2013, Updated
Water Fontage	101 ft.	Exterior	Stone, Stucco
Water	Treated Well Water	Roof	Metal
Sewer	Connected	Heating	Natural Gas Forced Air, In-Floor Water
Views	Lake, Mountain	Cooling	Central Air
Main Level	5048 sq. ft.	Fireplace	2 Gas Fireplaces
Upper Level	2577 sq. ft.	Garage/Driveway	Oversized triple, 4th stall used as gym
Foundation	Concrete		

Room Sizes - Main Level

Foyer: 9 4 x 12 10
Living Room: 17 11 x 22 10
Kitchen: 21 9 x 16 10
Pantry: 5 7 x 16 11
Dining Room: 15 10 x 8 4
Bar: 13 5 x 9 5
Media Room: 13 11 x 20 3
2-Piece Bathroom: 3 8 x 7 3
2-Piece Bathroom: 4 9 x 6 1
Primary Bedroom: 28 1 x 23 7
Full Ensuite Bath: 14 6 x 14 11
Walk-In Closet: 9 2 x 14 11
Bedroom: 13 10 x 20 5
Full Ensuite Bath: 5 10 x 9 11
Walk-In Closet: 6 11 x 6 1
Mud Room: 14 6 x 34 11
Laundry: 10 4 x 9 10
Utility: 8 9 x 29 7
Utility: 14 10 x 9 11
Garage: 28 10 x 42 11

Room Sizes -Upper Level

Bedroom: 25 10 x 21 2
Full Ensuite Bath: 11 10 x 11
Bedroom: 20 5 x 13 4
Full Bathroom: 10 2 x 14 6
Laundry: 9 4 x 9 4
Bedroom: 15 10 13 4
Utility: 3 10 x 8 2

Suite

Kitchen: 6 7 x 13 8
Living Room: 17 x 21 9
Full Bathroom: 6 11 x 8 9
Loft: 13 1 x 10 1
Garage: 11 9 x 15 4

Inclusions

- Miele double built-in ovens
- Miele microwave, Bosch dishwasher
- Fisher Paykel dishwasher x 2
- Miele fridge, Miele freezer
- Sub-Zero fridge x 2
- Miele wine chiller x 2
- Miele induction cooktop
- Faber hood vent
- WOLF built in outdoor BBQ
- Miele stackable washer/dryer/Mud room
- Miele washer/dryer/Second floor
- LG front load washer/dryer/Main Level

In-Law Suite

- Panasonic microwave
- Miele fridge & dishwasher

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 2463 WHITWORTH ROAD

Over 7,000 square foot gated waterfront residence located on the exclusive and quiet Whitworth Road. Crafted with stone, stucco and wood exterior, this contemporary home sits on a 1/2 acre, level lot.

Warm and inviting, floor-to-ceiling windows capture gorgeous lake views and a lush green backyard, which includes hot tub, gas fire pit, outdoor private shower, full outdoor kitchen and multiple patio areas to rest and gather. A large dock includes two boat lifts. All of this accessible through the sliding doors off the open concept main living area.

Interior has been extensively renovated throughout, including a custom gas linear fireplace extending to the ceiling, reconfiguration of the kitchen with the addition of one large centre island and Dekton countertops, new lighting and a complete redesign of the second level. A very thoughtful layout creates room and privacy for both family and guests.

Renovated main floor primary wing master has a spacious seating area with fireplace, opulent ensuite, expansive walk-in closet and office loft with access to a private lake view patio. Home includes 4 additional bedrooms, featuring a lake view primary with ensuite and patio as well as a 1 bedroom guest/caretaker suite. Home theatre and 4-car garage.

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





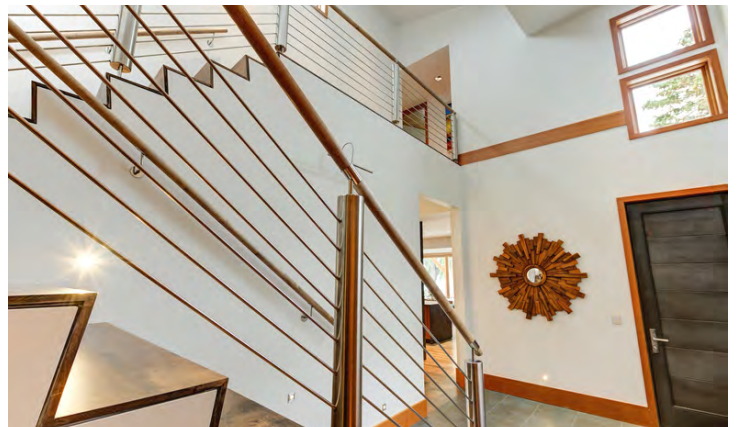




















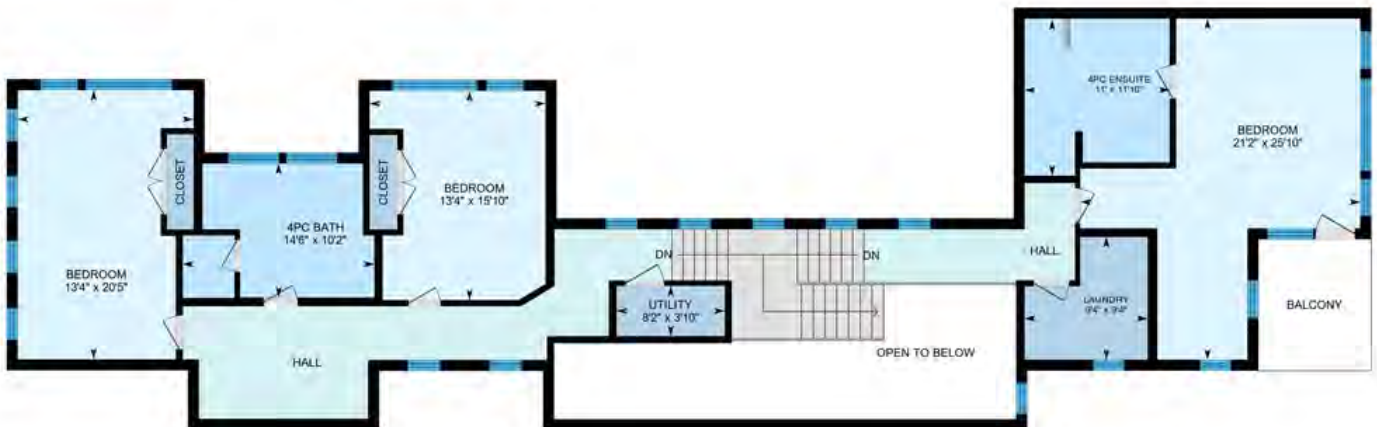


2463 Whitworth Rd, West Kelowna, BC

Main Floor Exterior Area 4500.27 sq ft
 Interior Area 4192.83 sq ft
 Excluded Area 1206.75 sq ft



2nd Floor Exterior Area 1894.44 sq ft
 Interior Area 1637.42 sq ft
 Excluded Area 248.00 sq ft

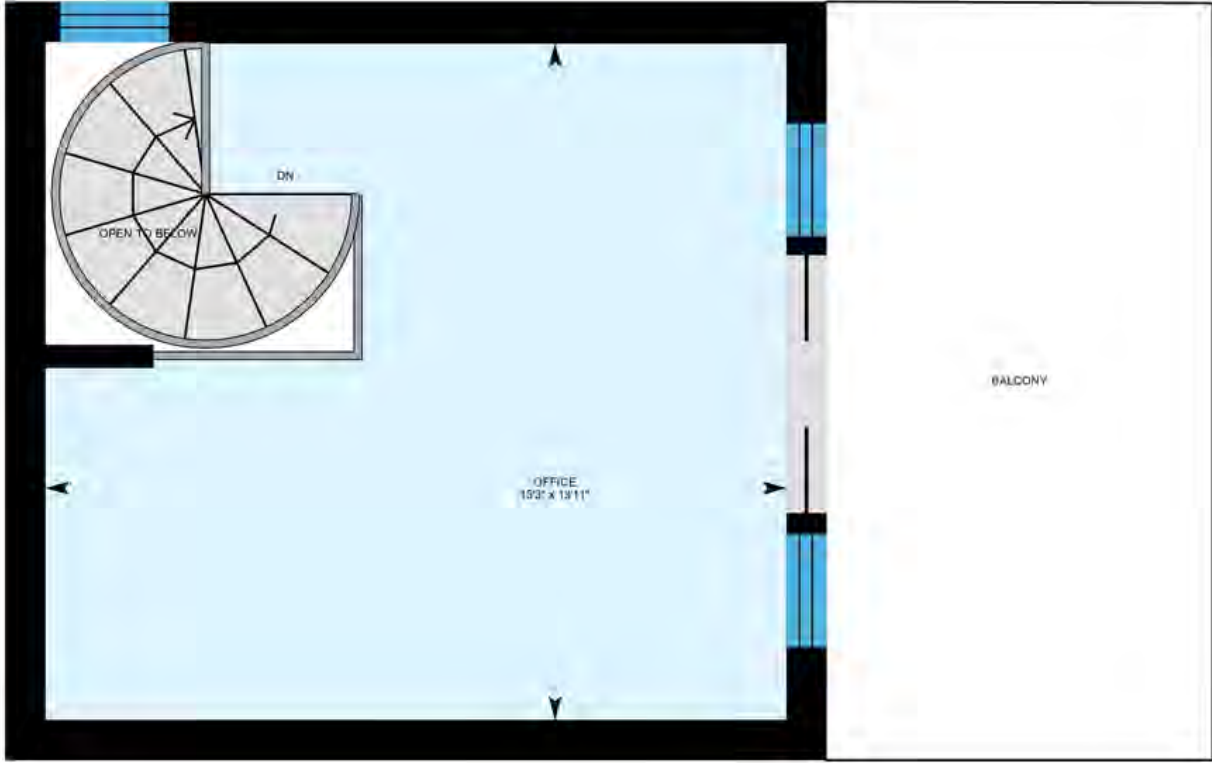


PREPARED: 2023/06/20



2463 Whitworth Rd, West Kelowna, BC

Office Loft Exterior Area 257.20 sq ft
Interior Area 205.82 sq ft
Excluded Area 6.95 sq ft



Suite Exterior Area 548.38 sq ft
Interior Area 473.17 sq ft
Excluded Area 215.21 sq ft



PREPARED: 2023/06/20



2463 Whitworth Rd, West Kelowna, BC

2nd Floor Suite Exterior Area 426.75 sq ft
Interior Area 351.37 sq ft
Excluded Area 112.52 sq ft



0 2 4 ft

PREPARED: 2023/06/20



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

- Prime level lakeshore in a quiet and tranquil setting
- Exterior architecture features modern sleek lines complemented by the use of wood soffits, rock accents and wood garage doors
- Full outdoor kitchen to enjoy the lake side setting, high gloss bar, seating for 10, stainless steel cabinetry, Fisher & Paykel dishwasher, Sub-Zero refrigerator, Wolf built-in gas barbeque
- Mechanical, Lite touch system, heat recovery system, full security with 11 cameras, treated water, 3 furnaces, Navien hot water system
- Oversized triple garage complete with fir cabinets and extra storage area, 4th stall being used as a gym
- Fir sliding doors
- Well water is treated
- In wall vacuum system
- Dual air conditioners
- 2 jet ski lifts can accommodate 4 sea-doo's & 2 boat lifts
- Outdoor shower along the south side of the home
- All ensuite bathrooms have heated towel racks

Entrance/Foyer

- Secure & gated entry finished in steel slats with rough cut stone
- Lining the concrete driveway are raised garden beds, mature trees and shrubs creating a manicured and easy-care landscaping design
- Triple car garage with an additional bay currently being used as a home gym
- Tile steps lead to the main front entrance
- A modern application has been used with the front door, steel door with a single pivot point and stainless steel linear pull
- Immediately upon entry view will take your breath away, green space, weeping willows, and the sparkling view of the lake beyond
- 14-foot ceiling height is accented by a wood lined roof with intricate inlay and lights
- Some further details in the entrance include wide tile inlay that surrounds the front door and amber toned chandelier compliments the use of wood on the floor and ceiling

Living Room

- Full set of Nana doors provide an effortless transition to the exterior and showcase the views to perfection
- Open design with the rest of main living space making it a great space for entertaining friends and family
- Large fireplace
- Wood lined ceiling with inset lighting and full surround sound
- Electric floor to ceiling drapes, hardwood flooring

Kitchen/Dining Room

- This renovated kitchen boasts a captivating display of cabinetry, 2 toned colour finishing and a large centre island with seating for up to 6 people
- The kitchen island has built-in pop-up electrical outlets, drop down lighting and a waterfall edged stone finish
- Professional series appliances and extra storage is available in the pantry

Kitchen/Dining Room Cont'd

- Soft close components on cabinets, under cabinet lighting for a brighter working space, full surround sound, recessed lighting
- Backsplash matches the kitchen counter tops
- Dining room captures the lakeview with seamless transition to the exterior living
- This space can easily accommodate large gatherings

Primary Bedroom + 5-Piece Ensuite

- Solid wood entry door to this grand primary retreat with direct walkout access to the waters edge
- The private living room area is surrounded by glass sliding doors to the exterior
- Linear fireplace with mounted media above
- Automatic drapes throughout
- Full walk-in closet complete with drawers, countertop space and floor to ceiling cabinetry
- A spiral staircase leads to the upper-level office
- Office boasts a private deck and full wet bar with sink, refrigerator and Fisher Paykel dishwasher
- Opulent spa-inspired ensuite features granite soaker tub, steam shower, heated floors, his and her sinks and storage cabinetry

Bedroom #2 + 4-Piece Ensuite

- Spacious bedroom with front yard views and loft space above the walk-in closet
- Windows equipped with pull down blinds
- Vaulted ceiling, surround sound and recessed lighting
- Walk in closet with organizers
- Full bathroom with raised vanity and undermount sink, tile flooring and acrylic tub/shower combo with tile surround and rain & hand wand shower heads

Media/Wet Bar

- Located on the main level, the theatre area is carpeted with mounted media and full surround sound. Large space can accommodate multiple seating areas
- Off the media area is a wet bar with a stand-up wine cooler, countertop space, beverage fridge, cabinetry and utility sink, tiled floor

Mud Room

- Located off the garage, custom built fir lockers & 12 drawer system

Laundry Room

- Front load Miele washer and dryer with countertop space above, drop down lighting fixtures, utility sink, window for natural light
- Tile flooring, inset lighting, hanging rods
- Positioned on main floor to service all the bedrooms

Upper Level

Bedroom #3

- Vaulted ceiling, recessed lighting and views overlooking the front yard
- Lots of natural light
- Closet space with French style doors
- Mounted media, hardwood flooring

Bedroom #4

- Same layout as bedroom #3
- Windows are equipped with pull down blinds

4-Piece Bathroom

- Full bathroom with seamless glass and tile walk-in shower, wall to wall vanity with two undermount sinks, vanity with underlighting and mounted mirrors
- Exterior windows provides abundant natural light
- Tile flooring
- Pocket door privacy bathroom

Bedroom #5 + 4-Piece Ensuite

- Lakeview bedroom with access to the deck
- Large windows capture the lakeviews
- Cedar lined vaulted ceiling
- Recessed lighting, surround sound, space for mounted media
- All windows are equipped with drop down blinds
- Tastefully finished ensuite with seamless glass and tile walk in shower, heated towel rack, raised vanity with underlighting and two undermount sinks
- Vanity has linear LED lighting
- Tile flooring

1 Bedroom/1 Bath In-Law Suite

- Full in-law suite offering approximately 974 sq. ft. of living space
- Bright and open to the upper living space
- Double sliding glass doors off the kitchen to the private patio
- Full surround sound and recessed lighting
- Kitchen complete with built-in cabinetry, countertop space, sink, fridge and microwave
- Loft above features vaulted ceiling, recessed lighting, surround sound, full ensuite and walk-in closet
- Roughed in for washer and dryer

2463 WHITWORTH ROAD



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The logo for Unison Realty, featuring the word "Unison" in a serif font with a blue arc above it.

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