



JANE HOFFMAN  
REALTY

# LUXURY HOME - GUEST HOUSE - 3.039 ACRES



PROUDLY MARKETING BY JANE HOFFMAN

*733 Forestridge Lane  
Kelowna, BC*

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## DETAILS

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<b>Address</b>	733 Forestridge Lane Kelowna, BC	<b>Bedrooms</b>	5
		<b>Bathrooms</b>	7, 6 Full, 1 Half
		<b>Finished Area</b>	8442 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	3.039 Acres	<b>Year Built</b>	2009, Substantially Renovated
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Tile
<b>Views</b>	Lake, Mountain, City, Valley	<b>Heating</b>	Natural Gas Forced Air
<b>Main Level</b>	3535 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	2239 sq. ft.	<b>Fireplace</b>	2 Gas Fireplaces
<b>Guest House</b>	2668 sq. ft.	<b>Garage/Driveway</b>	Attached Triple, 5 Outdoor Parking
<b>Foundation</b>	Concrete		

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### Room Sizes - Main Level

Foyer: 10 5 x 13  
Living Room: 20 8 x 24 2  
Dining Room: 15 6 x 17 5  
Family Room: 31 4 x 42 4  
Bar: 8 11 x 7 9  
Kitchen: 14 6 x 19 7  
Seryery: 14 7 x 17 9  
Den / Office: 20 4 x 18 1  
Office: 19 2 x 18 1  
Office: 9 6 x 17 7  
Full Bathroom: 7 9 x 6 3  
2-Piece Bathroom: 8 10 x 9 7  
Full Bathroom: 13 1 x 11 9  
Bedroom: 14 7 x 14 5  
Bedroom: 15 3 x 17 6  
Full Ensuite Bath: 8 3 x 13 3  
Laundry: 3 6 x 12 10  
Utility: 11 2 x 8 7

### Room Sizes -Upper Level

Foyer: 19 11 x 14 4  
Primary Bedroom: 19 2 x 19 7  
Full Ensuite Bath: 18 6 x 20 11  
Walk-In Closet: 14 6 x 7 9  
Bedroom: 13 2 x 17 6  
Full Ensuite Bath: 5 4 x 9 4  
Laundry: 11 7 x 8 1  
Loft: 19 6 x 17 6  
Garage: 35 6 x 44

### Detached Guest House

Dining Room: 7 4 x 11 10  
Kitchen: 19 11 x 7 3  
Living Room: 12 7 x 11 10  
Full Bathroom: 8 x 11 8  
Bedroom: 17 1 x 17  
Storage: 8 1 x 8 6  
Gym: 17 6 x 29 1

### Inclusions

- Appliance package \$134,000 - 4 sub-zero "Cove" dishwashers, 5 sub-zero fridge systems, 2 sub-zero wolf gas ranges with 3 ovens
- Stackable ASKO washer/dryer
- Napoleon built in BBQ

### Mechanical

- Honeywell home security
- JohnWood HWT
- NTI hot water on demand
- Lifebreath ventilation systems
- 2 New backup generators, one for the main house and one for the guest house

**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 733 FORESTRIDGE LANE

Private luxury compound, located in the exclusive and desirable gated community of Highpointe, features an approximately 5700 sq. ft. main house and a detached luxury guest house, gym with infrared sauna, and office space. This architectural “landmark” has been recently re-modelled by Team Construction and current owners who had a vision to create warm and inviting spaces. Tasteful interiors were re-designed with \$1.7 M spent in high-quality renovations; no expense has been spared from the mechanical to SMART Home technology.

Open concept living areas with high ceilings and expansive windows capture panoramic views. The stunning kitchen and butler’s pantry makes a statement with granite countertops, professional appliances, custom wood cabinetry and a cedar beam feature above the island. On the upper level, indulge in luxury from the primary retreat with its own private lake view balcony, a custom walk-in closet and a spa-inspired ensuite.

Opportunity to host “legendary” parties poolside with the wall of doors opening to the poolside kitchen accommodations. Ease of access to all levels with the recent addition of an elevator. Expanded triple garage plus extra parking. Amazing trail system and park just a quick walk from the front door. Rare private 2.6 acre setting to enjoy the captivating views of the valley, and the backdrop of the bluffs from the golf course to the lake and twinkling city lights.

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









































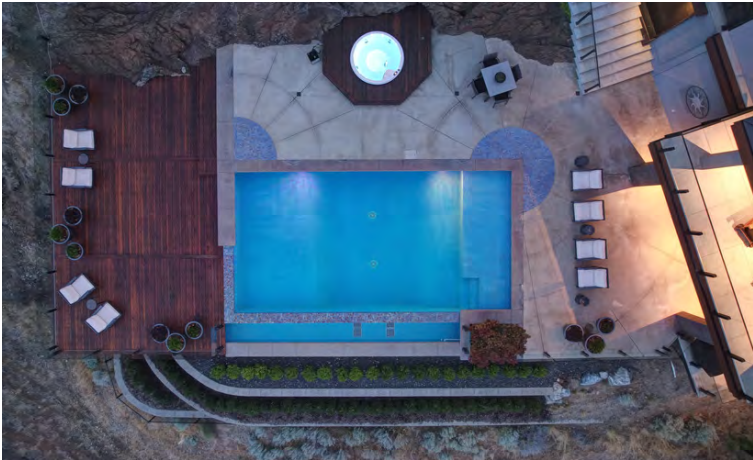














# 733 Forestridge Ln, Kelowna, BC

**Top Level** Exterior Area 2239.05 sq ft  
 Interior Area 2106.13 sq ft  
 Excluded Area 1003.72 sq ft



**Lower Level** Exterior Area 3535.39 sq ft  
 Interior Area 3348.79 sq ft



PREPARED: 2023/07/31



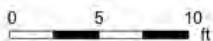


# 733 Forestridge Ln, Kelowna, BC

Office Exterior Area 1176.77 sq ft  
Interior Area 1095.73 sq ft



Suite Interior Area 848.76 sq ft



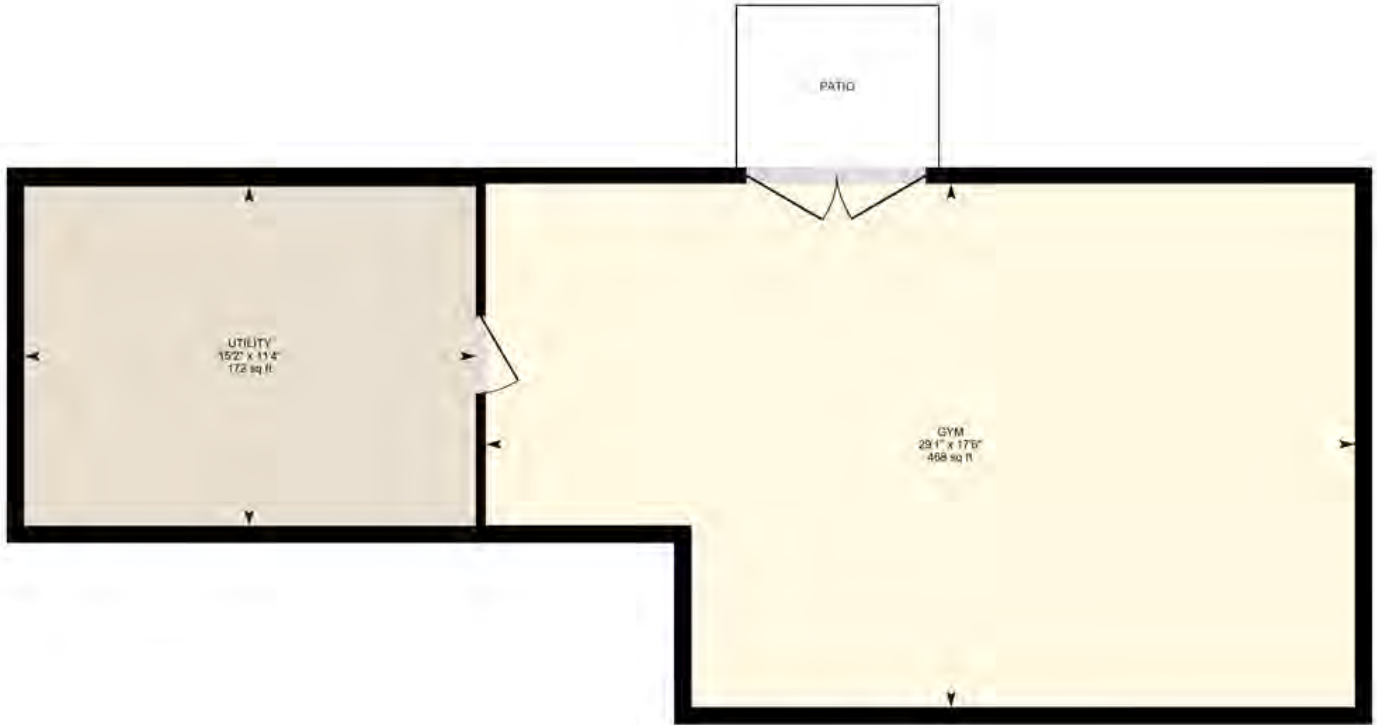
PREPARED: 2023/07/31





# 733 Forestridge Ln, Kelowna, BC

Gym Interior Area 644.18 sq ft





### **EXCEPTIONAL FEATURES**

- Located in the luxurious gated community of "Highpointe" in Glenmore
- This exceptional home boasts panoramic views that span from North Glenmore all the way to Okanagan Lake
- Offering a private residence set on 3.039 acres of land
- Lots of outdoor parking plus an attached triple garage
- Major reno of Approx. \$1.7M in luxury upgrades, over 8400 sq. ft. of luxury living with 100% of the pool equipment new state of the art Pentair c/w IntelliChem remote control monitoring
- Smart home Technology improvements \$36,000
- Heated driveway with all new NTI boilers
- Steam humidity control throughout the main house
- Heated floors throughout the house
- 2 new Kohler backup generators, one for main residence one for guest house
- The pool side lounging offers captivating views
- The detached luxury guest house enjoys a seamless transition to the poolside lounging
- Only a short drive to all the city of Kelowna amenities
- Grand 2 storey foyer with lots of window that capture the views and natural light
- Heated triple garage with epoxy flooring and security cameras
- The poolside concrete patio is built into the natural rock setting
- Wall water feature by the pool
- Glass railings throughout for unobstructed views

### **Foyer**

- Immediate views upon entering that overlook the valley
- Adjacent guest coat closet with French style doors
- Tile flooring, easy access to the lower-level living

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

- Lake & city view primary retreat finished with attention to detail and access to the outdoor living areas
- Linear fireplace with floor to ceiling tile surround and built-in closets on each side
- Recessed lighting, surround sound and tile flooring
- Spacious closet with multiple built-ins, lighting, centre island and more
- Spa-inspired ensuite with soaker tub overlooking the city, seamless glass and tile walk in shower, his/her separate countertop spaces, privacy toilet room

### **Bedroom 2 + 3-Piece Ensuite**

- Stunning views overlooking Kelowna, Dilworth Mountain and beyond
- Expansive windows are equipped with electric blinds
- Closet with French style door access
- The ensuite features a vanity with vessel sink and mounted mirror above
- Tile flooring, seamless glass and tile walk-in shower with recessed lighting

### **Laundry Room**

- Spacious laundry room with lots of countertop space, quality cabinetry, stackable washer and dryer, tile flooring
- Utility sink and mounted cabinets for extra storage



## **Main Floor**

### **Living Room**

- Surrounded in panoramic views from the floor to ceiling windows, lots of natural light
- The open design is perfect for hosting friends and family
- Recessed lighting and full surround sound

### **Kitchen**

- Custom kitchen with attention to detail and finished with a luxurious stainless steel appliance package
- Large windows with views of the city and Okanagan Lake
- Stone finished centre island with seating and offers built-in storage
- All cabinetry with soft closing hardware
- Tile flooring, surround sound and recessed lighting
- Enjoy the ease of access to the outdoor dining/BBQ area
- Convenient large walk-in closet on the way to the pantry
- Huge pantry with intricate tile design, open shelving, soft closing drawers, quality cabinetry, wine chiller, fridge/freezer and more

### **Dining Room**

- Your guests will enjoy the views from the stunning dining room set off the main living space
- Two storey ceilings with custom drop-down lighting fixtures
- Floor to ceiling windows capture the amazing views

### **3-Piece Bathroom**

- Floating vanity with underlighting, vessel sink with mounted mirror above, open shelving
- Tile flooring
- Seamless glass and tile walk-in shower, hand wand and waterfall shower heads

### **Bedroom 3**

- City and lakeview bedroom
- Located adjacent to the full bathroom
- Floating TV console with storage
- Closet, tile flooring, recessed lighting and surround sound

### **Bedroom 4 + 3-Piece Ensuite**

- Valley view bedroom with direct walkout access to the wrap-around patio and ease of access to the poolside lounging
- Sliding door to the ensuite with a seamless glass and tile shower, hand wand shower head, lighting
- Floating vanity with underlighting, open shelving for storage and vessel sink

### **2-Piece Bathroom**

- Tucked away for privacy
- Floor to ceiling living moss wall, tile flooring
- Vanity with stone counters, drawers and mounted mirror above



### **Family Room**

- A great space for entertaining friends and family with access to a wet bar
- Cozy gas fireplace surrounded by floor to ceiling stone
- Custom feature wall with illuminated open shelving
- The wet bar features stone counters, dishwasher, mini fridge, sink and seating for 4
- Access to the patio and poolside lounging only steps away

### **Guest House**

- The detached guest house features 2 floors of full living space at the poolside
- The main floor offers open spaces flooded with views and natural light and an office space and bathroom
- The lower level offers a full kitchen and expansive triple track sliding doors that open to the exterior living spaces
- The spacious guest bedroom has direct access to the private deck space, recessed lighting and surround sound
- Full bathroom with vanity finished with stone counters, tile flooring and seamless glass and tile walk-in shower
- Gym with wall mounted mirrors, recessed lighting and surround sound

### **Pool Details**

- 16 x 32 painted concrete pool
- 26' middle deep end, 20,000 gallons
- Sun shelf + vanishing edge
- Commercial grade equipment
- High efficiency variable speed pumps
- Automated control system w/remote control app
- Automated chemical monitor w/acid feed system
- Salt chlorine generator, UV sanitizer

### **Hot Tub Info**

- Viking spas hot tub / Model Viking 3
- 372" rounded finish with 20 jets
- Acrylic shell and lighting package
- Approx. 250 gallons



733 FORESTRIDGE LANE

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**Unison**

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