



**JANE HOFFMAN**  
REALTY

# LUXURY 6.6 ACRES ESTATE PROPERTY



**PROUDLY MARKETED BY JANE HOFFMAN**

***4079 June Springs Road***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	4079 June Springs Road Kelowna, BC	<b>Bedrooms</b>	8
		<b>Bathrooms</b>	11, 9 Full, 2 Half
		<b>Finished Area</b>	6938 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	6.63 Acres, 325 ft. x 844 ft.	<b>Year Built</b>	2009
<b>Water</b>	Municipal	<b>Exterior</b>	Cedar
<b>Sewer</b>	Septic Sytem	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	Lake, Mountain, City, Valley	<b>Heating</b>	Natural Gas Force Air
<b>Main Level</b>	2710 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	1804 sq. ft.	<b>Fireplace</b>	3, Gas, Wood Fireplaces
<b>Lower Level</b>	2424 sq. ft.	<b>Garage/Driveway</b>	Attached Double, Detached Triple/Garage/Workshop
<b>Foundation</b>	Concrete		

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### Room Sizes - Main Level

Foyer: 17'5" x 12'6"  
Kitchen: 17'7" x 18'7"  
Seryery: 12' x 6'11"  
Living: 23'9" x 22'9"  
Dining: 15' x 16'3"  
Primary: 16'3" x 14'7"  
5-Piece Ensuite: 12'6" x 16'9"  
Walk-in Closet: 10'6" x 7'4"  
Bedroom: 12'7" x 17'  
2-Piece Bath: 5'1" x 6'6"  
Laundry: 13' x 16'2"  
Garage: 27'2" x 33'4"

### Room Sizes - Upper Level

Primary: 23'2" x 18'11"  
4-Piece Ensuite: 16' x 7'10"  
Bedroom: 19'6" x 14'8"

### Upper Level Cont'd

3-Piece Ensuite: 8'6" x 7'7"  
Bedroom: 12'1" x 17'3"  
4-Piece Ensuite: 8'3" x 12'7"  
Loft: 21'8" x 25'11"

### Room Sizes - Lower Level

Rec Room: 28'5" x 31'  
2-Piece Bath: 7'8" x 6'2"  
Bedroom: 13'9" x 12'  
Bedroom: 16'10" x 27'4"  
Walk-in Closet: 8'8" x 10'1"  
Walk-in Closet: 7'7" x 9'5"  
3-Piece Ensuite: 7'2" x 12'7"  
4-Piece Ensuite: 7'10" x 16'3"  
Cold Room: 20'3" x 71'6"  
Den: 21'7" x 24'7"  
Utility: 25'4" x 25'3"

### Guest House/Workshop/Garage

Living: 14'11" x 14'11"  
4-Piece Bath: 5'1" x 7'4"  
Bedroom: 9'1" x 10'7"  
Utility: 10' x 3'4"  
Garage: 25'1" x 23'1  
Garage: 24'11" x 17'9

### Room Sizes - Suite

Dining: 9'10" x 6'4"  
Kitchen: 9'10" x 15'3"  
Living: 15'4" x 17'10"  
Bedroom: 15'5" x 13'7"  
Bedroom: 10'6" x 15'7"  
4-Piece Ensuite: 8'11" x 9'2"  
4-Piece Ensuite: 5'1" x 8'1"  
Walk-in Closet: 7'7" x 9'2

**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 4079 JUNE SPRINGS ROAD

Luxury estate acreage in Southeast Kelowna with 2 beautiful residences. Offering over 6.6 acres, this property is surrounded by manicured grounds creating a park-like setting and offers the ultimate in privacy. Timeless Cape Cod Hampton-style exterior. Main residence offers over 7300 sq. ft. of living space with custom finishings throughout include wood lined ceilings, stone, granite, timber beams and white oak floors.

In the main residence enjoy a bright and open concept main living area perfect for gathering as a family or hosting guests. High efficiency, wood burning fireplace in the living area for a cozy ambiance. Gorgeous kitchen with a unique double island design creating ample work and entertaining space. From the main living area numerous access points seamlessly lead to the outdoor pool and lounging areas expertly integrating indoor and outdoor living.

Primary master retreat with custom built-ins surrounding the fireplace, private access to the patio and tranquil ensuite with soaking tub. On the upper level you'll find 2 generous-sized bedrooms with private ensuites, a large flex space, and lofted area that overlooks the great room below. More entertainment space can be found on the lower level with a wet bar, wine cellar, family room, home gym and another bedroom.

Additional residence offers over 1,440 sq. ft. of living with 2 bedrooms, an office and 3 baths. Paved driveway, ample interior and exterior parking. This is truly a one-of-kind custom home with much to offer.

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















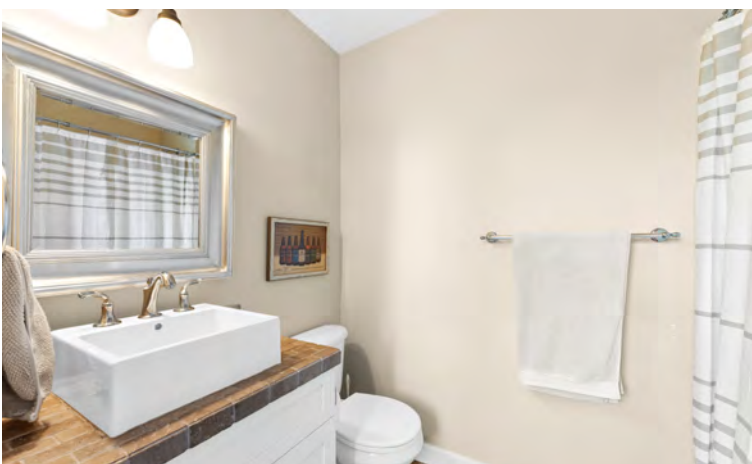
















# 4079 June Springs Rd, Kelowna, BC

Lower Level Exterior Area 2854.11 sq ft  
 Interior Area 2684.93 sq ft  
 Excluded Area 858.62 sq ft



Suite Main Floor Interior Area 1095.13 sq ft

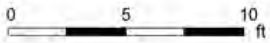
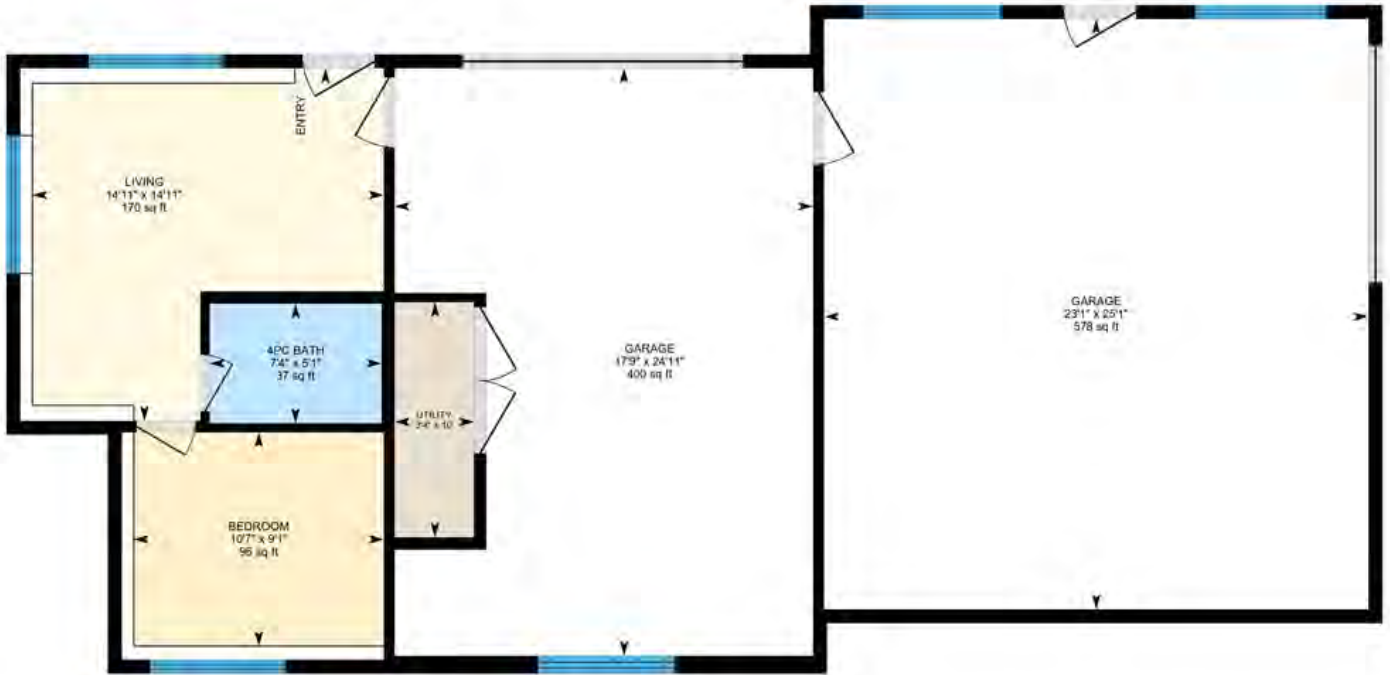


PREPARED: 2023/07/19



# 4079 June Springs Rd, Kelowna, BC

Workshop/garage Interior Area 352.69 sq ft  
Excluded Area 989.42 sq ft



PREPARED: 2023/07/19



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

- This luxury estate offers over 6.6 acres in southeast Kelowna
- No expense was spared when it comes to the fine details of this thoughtfully designed custom home
- Timeless Hampton style home set on manicured grounds creating a park like oasis within the ultimate private setting
- Main house offers over 6,900 sq. ft. of luxury living and the guest house offers an additional approximately 1,440 sq. ft.
- Each bedroom in the home has the convenience of it's own private ensuite bathroom
- The gourmet kitchen has a quality stainless steel appliance package, beautiful stone counters, two kitchen islands, butler's pantry and open concept with dining and living room
- Hardwood flooring throughout the home
- Attached double garage, detached triple garage/workshop
- SONOS sound system throughout
- Custom finishes include wood lined ceilings, stone, granite, and timber beams
- Off the main level enjoy the utmost in outdoor living, steps to the park like grounds with salt-water pool, outdoor lounging and dining areas

## Foyer

- Welcoming front porch wraps around the front of the home
- Wood front door features frosted glass panes for privacy
- Bright entrance with immediate views of the beautifully landscaped backyard
- Grand 2 storey ceiling in the foyer creates an open and airy feel accented by an elegant light fixture
- Windows offer an abundance of natural light
- Access to upper and lower levels of the home

## Kitchen/Dining Room

- Stone countertops, tile backsplash and white shaker style cabinetry line the perimeter of the kitchen
- A spacious kitchen with two center islands
- Above primary center island with sink hang modern pendant light fixtures that complement the design, meticulously crafted and placed to illuminate the working island
- The functionality of this kitchen is enhanced by professional stainless-steel appliances and a large walk-in butler's pantry
- Butler's pantry features 2 large windows, shelving, upper and lower cabinets, sink, counter space
- Adjacent to the kitchen, a spacious dining area awaits, with ample room for a large table with a timeless light fixture defining the area
- Easy flow to the comfort of outdoors living with covered dining table and lounging areas

## Living Room

- Open concept living room with architecturally inspired vaulted ceilings accented with wood beams, hardwood flooring
- Feature wall is perfectly accented with a wood burning fireplace with a warm toned stone surround, wood mantel and raised hearth, built in cabinetry
- A warm and inviting design for entertaining friends and family

## **Living Room Cont'd**

- Merging the outdoor and indoor living is one wall finished with glass folding doors to the comfort of the backyard and the poolside lounging area surrounding a fireplace table
- Relax and enjoy this inviting room capturing the beautiful views of the mature landscaped grounds
- Recessed lighting and abundant natural light

## **Laundry**

- LG front load washer and dryer with countertop space, utility sink, and cabinetry
- Convenient access to the outdoor covered patio
- Built-in cubby storage keeps things tidy
- Tile flooring
- Direct access to the double car garage

## **Office**

- Beautiful barn door leads to the spacious office
- Picture windows view the landscaped front yard
- Multiple built-in workstations with over-head hanging light fixtures
- Several built-in drawers for additional storage, walk-in closet with built-in organizers

## **Main Level Bedroom**

- Large primary bedroom features hardwood flooring, built in-fireplace, walk-in closet, direct access to outdoor porch, and a 5-piece ensuite bathroom

## **Main Level Bathrooms**

- 2-piece powder room conveniently located features a wood vanity with vessel sink, and mounted mirror
- Primary bedroom 5-piece ensuite features marble flooring, vanity with two undermount sinks and shaker style wood cabinetry, free standing tub set in alcove with 2 windows, and a frameless glass shower with rain and hand wand shower heads

## **Upper Level Bedrooms**

- Second primary bedroom features plush carpeting, walk-in closet, recessed lighting, and sliding glass barn doors to the 4-piece ensuite
- Third bedroom features vaulted ceilings, two double door closets, loft with room for a second small bed, and a 3-piece ensuite
- Fourth bedroom features hardwood flooring, beautiful light fixture hangs in the center of the room, walk-in closet, glass doors with wood trim to the private balcony, and a 4-piece ensuite

## **Upper Level Bathrooms**

- 4-piece ensuite attached to the upper level primary bedroom features tile flooring, vanity with undermount sink and wood cabinets, free standing tub, and a tiled frameless glass door shower with rain shower head
- 3-piece ensuite features tile flooring, two level wood vanity with vessel sink, and a tiled frameless glass door shower with rain and hand wand shower heads
- 4-piece ensuite features, a spacious vanity with sparkling white countertops and a vessel sink, mounted mirror with light fixtures on each side, built in shelving, tub/shower combination and vaulted ceilings

## **Two Lower Level Bedrooms**

- 1st features a spacious double door closet, recessed lighting, plush carpeting, and an open concept to the 4-piece ensuite
- 2nd bedroom features plush carpeting, hardwood elevated surface for a king size bed with built-in lighting from below, recessed lighting, a cozy sitting area, walk-in closet, glass doors to private outdoor patio, and a 3-piece ensuite

## **Lower Level Bathrooms**

- 2-piece powder room located just off the rec room features built in floating shelving, hanging light fixtures, and floating vanity with undermount sink
- 4-piece ensuite features, floating vanity with undermount sink, mounted mirror with two hanging light fixtures, floating toilet, free standing tub, and frameless glass door shower with recessed lighting, rainfall and hand wand shower heads
- 3-Piece ensuite features stone flooring, vanity with vessel sink, frameless glass shower, and mounted mirror with light fixtures on each side

## **Rec Room/Den**

- Plush carpeting in part of this space for added comfort
- Illuminated by recessed lighting
- Offering a built-in bar with bar seating and lighted
- Large media room great for family movie nights
- Area accented with a checkered feature wall with room for a pool table and in-home gym

## **Guest House/Garage**

- Oversized 3-car garage with workshop space
- Additional flex/office space, living room, and 4-piece bath attached to the garage feature natural light and hardwood flooring

## **2 Bedroom/2 Bath In-Law Suite – Private Separate Entrance**

### **Open Concept Living Room & Kitchen**

- Large windows with peaceful nature views, hardwood flooring and recessed lighting, high vaulted ceiling
- Feature wall offers a fireplace with stone surround, wood mantel, raised hearth and media hook-up, spacious storage closets
- The kitchen is fully equipped with professional appliances, white cabinetry with soft close hardware, wood countertops, bar seating for four, and space for generously sized dining room table with pendant light fixture and corner view window

### **Bedroom/4-Piece Bath**

- Offers hardwood flooring, large window, recessed lighting, large walk-in closet, and 4-piece ensuite
- This ensuite features tile flooring, white vanity with vessel sink, mounted mirror and tub/shower combination

### **Bedroom/4-Piece Ensuite**

- Hardwood flooring, large windows, recessed lighting, spacious closet, day bed area and 4-piece ensuite that features features tile flooring, white vanity with vessel sink, mounted mirror and tub/shower combination

## **Inclusions**

- Fisher & Paykel fridge/freezer
- Panasonic microwave
- Kitchen-Aid wine fridge
- WOLF gas stove
- BOSCH dishwasher
- Guest Suite
- Dishwasher
- Oven with electric stove top
- Fridge/freezer
- Microwave

## **Mechanical**

- Industrial wi-fi 1GB connection with lighting
- Automated lights throughout
- SONOS sound system
- Lutron & Phillip's Hugh automation
- Full purification systems
- Carrier furnace
- MVac
- Septic- 2 Spector tanks
- UV lighting
- Furnace (x2)
- Navien hot water on demand



4079 JUNE SPRINGS ROAD

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**Unison**

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