



JANE HOFFMAN  
REALTY

# CONTEMPORARY HOME STUNNING LAKEVIEWS



PROUDLY MARKETED BY JANE HOFFMAN

*4167 Ponderosa Drive  
Kelowna, BC*

---

## DETAILS

---

<b>Address</b>	4167 Ponderosa Drive Peachland, BC	<b>Bedrooms</b>	2
		<b>Bathrooms</b>	3, 2 Full, 1 Half
		<b>Finished Area</b>	1920 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Lot Size</b>	0.28 Acre, 80.5 ft. x 140.86 ft.	<b>Year Built</b>	2013
<b>Water</b>	Municipal	<b>Exterior</b>	Cedar, Steel, Cedar Beams
<b>Sewer</b>	Septic System	<b>Roof</b>	Metal, Asphalt & Mineral Coated Felt
<b>Views</b>	Lake, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air
<b>Main Level</b>	960 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	576 sq. ft.	<b>Fireplace</b>	1 Gas Fireplace
<b>Lower Level</b>	384 sq. ft.	<b>Garage/Driveway</b>	Attached Double
<b>Foundation</b>	Concrete		

---

<b>Room Sizes - Main Level</b>	<b>Room Sizes - Upper Level</b>	<b>Inclusions</b>
Foyer: 6 x 7	Primary Bedroom: 23 x 16	• Whirlpool Ikea dishwasher
Kitchen: 16 x 11	Ensuite Bathroom: Full	• Blomberg refrigerator
Dining Room: 10 x 16	Walk-in Closet: 15 x 5	• Built-in oven and 4-burner cook top
Great Room: 16 x 17	Laundry: 8 x 7	• Maytag washer and dryer
Den/Office: 9 x 12	Deck: 16 x 10	
Bathroom: 2-Piece		
Deck: 10 x 40		
<b>Lower Level</b>		
Bedroom: 10 x 12		
Bathroom: Full		
Interior Garage: 19 x 24		

**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 4167 PONDEROSA DRIVE

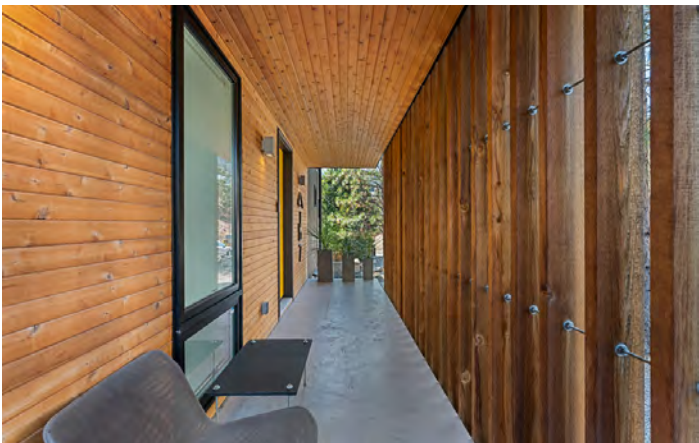
This contemporary stunner in Peachland epitomizes refined lakeside living. Floor-to-ceiling windows invite uninterrupted vistas of the tranquil lake waters, washing the pristine interior with the area's famous natural light. An airy open layout connects the sleek dining & living spaces under soaring 18ft ceilings. The meticulously designed kitchen is sophisticated and understated, with clean lines that embodies a crisp, modern aesthetic.

Upstairs, the sprawling master suite features walk-out access to a private second-story balcony overlooking the shimmering waters. The ensuite bathroom provides a modern oasis with its clean lines, absence of ornamentation, & crisp, contemporary aesthetics. Downstairs, the walkout basement seamlessly transitions to a covered patio lounge, perfect for al fresco entertaining on balmy summer nights. Outside, the home boasts an expansive 40ft deck that expands the living area and blurs the line between indoor and outdoor.

Built in 2013, this 1900 sq. ft. retreat artfully integrates concrete, steel and wood elements to create varied textures & materials. The thoughtful construction highlights the synergy between the home's contemporary framework & the beautiful natural setting. Situated minutes from the trails of Pincushion Mtn. & the amenities of Peachland town center, this refined sanctuary balances privacy & convenience. With its breathtaking vistas, elegant interiors and harmonious architecture, this lakeside home epitomizes artful, modern living.

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





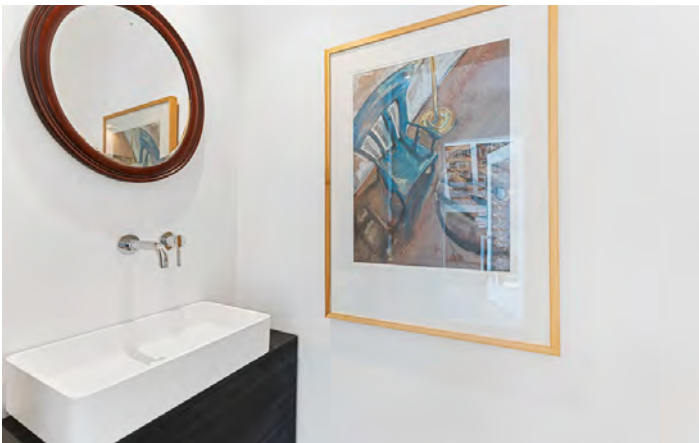






























### EXCEPTIONAL FEATURES

- Picturesque Peachland, quiet boutique styled waterfront community offering miles of walking along the lake front
- Nearly new modern home offers cedar, corrugated steel and cedar beams on the exterior, minimal maintenance, no exterior paint, all exposed wood in the house is Cedar including beams, cladding, screens and stair treads
- Home is positioned on .29-acre property offering incredible lake and mountain views from nearly every room
- Sun exposure from morning to late afternoon creates an exceptionally bright interior
- Passive solar winter heating eg. -5 degrees with sun outside = 24 degrees inside with sun penetration
- Opening windows on 4 sides for cross ventilation/summer cooling and views
- Double insulation in west wall to counter summer heat gain on steel cladding
- Minimal landscaping - maintaining natural features and undisturbed treed bank
- Owner architect's vision was to achieve a true connection to the beauty of its surroundings
- Generous outdoor lake view deck with convenient gas hook up, 400 square feet. Partially covered with wood lined roof and solid beams with modern aluminum and steel railings
- One flooring material, Granicrete, with low maintenance and hard wearing, interior and exterior
- Floating staircase to upper level
- Metal clad windows, low E
- LED lighting through the home
- Nest thermostat
- Concept plans on file for addition to southern side of the home, or utilize garage space for additional bedrooms if needed

### The Systems

- Heating - gas furnace and efficient gas fireplace provide heating with winter passive solar gains
- Cooling - natural ventilation, shading and A/C as back up but rarely used except peak summer days
- Cooling Shades - manually operated solar screens shading interior south facing windows
- Roof overhang to the south for shade from direct summer sun
- Septic waste system pump operated downhill, encouraging tree and ground cover growth
- Adjustable lighting, cable lights, pot lights, exterior lights all LED for low energy use and long life
- Direct fired hot water system (Navien) with continuous circulation control pumping hot water only when needed

### The Site

- Hillside with marvellous views of the lake
- Preservation of natural features, Ponderosa pines, sumac bushes, gravelled areas for low maintenance
- No style/material building restrictions from local authority
- Ample parking spaces (3 + 2 on drive way) and double garage access



### **The Site Cont'd**

- No cables obscuring views of the lake, all services to house are underground - gas, water, electricity, house is placed to the NE of the site, set back from neighbours respecting their privacy & views
- Flexible design that allows for expansion to 4 bedrooms if required
- Space to the West of the house allows for an addition, still allowing access to garage

### **Foyer/Entry**

- North facing breeze way/entry sheltered from sun, open to hill breezes for summer cooling
- Immediate lake view on entry

### **2-Piece Bathroom**

- Floating wood countertop with vessel sink
- Modern wall mounted fixture

### **Kitchen**

- Bright white cabinetry with high gloss finish and linear pulls in stainless steel
- Frosted white pendant lighting over the island
- 5-person seating at the island
- Recycled PaperStone counters and island with waterfall edge
- Pull out cabinetry with interior pull out shelving
- Recycling cabinet, pull out with upper drawers
- Soft close components on drawers
- Open plan dining to kitchen and great room

### **Dining**

- Spacious and bright dining positioned in the center of the open concept
- French door extends dining to the beauty of the outdoors
- Recessed niche for dining hutch allows for easy movement
- Modern cable lighting flows from dining to great room

### **Great Room**

- Soaring 18-foot ceiling height in the great room
- Floor to ceiling windows to frame the endless views allowing for abundance of natural lighting
- French doors to the exterior lake view deck
- Corner gas stove adds warmth and ambiance

### **Office & TV Room/Library**

- Situated just off the great room
- Great design for being connected to the family
- Open shelving included in sale price



### **Master Bedroom**

- Upper level devoted to the master bedroom
- Window captures the view
- Overlooks the great room below
- French doors to private deck with incredible lake views
- Walk-in closet
- Open shelving, opening window
- Tiered hanging racks
- Modern track lighting
- Laundry facility

### **5-Piece Ensuite Bathroom With Great Lake Views**

- His and her vanities, all one-piece vanity counter
- White floating cabinetry
- Deep soaker tub
- Open shower with linen tile surround, rain and wand shower heads

### **Lower Level**

- Access to double interior garage with roll up door and mechanical rooms

### **3-piece Bathroom**

- Shower with tile surround and river rock flooring
- 1-piece vanity floating cabinet

### **Bedroom**

- Guest bedroom with glass door access to large covered patio





4167 PONDEROSA DRIVE



**LISTED BY JANE HOFFMAN**

C: 250-862-7800

T: 250-866-0088

E: [jane@janehoffman.com](mailto:jane@janehoffman.com)

**Unison**

JANE HOFFMAN REALTY

**JANE HOFFMAN REALTY**

[janehoffman.com](http://janehoffman.com) | 250-866-0088





JANE HOFFMAN

REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

JANEHOFFMAN.COM