



JANE HOFFMAN
REALTY

TIMELESS STYLE & DESIGN - 0.85 ACRES - POOL



PROUDLY MARKETED BY JANE HOFFMAN

157 Ledge Rock Court
Kelowna, BC

DETAILS

Address	157 Ledge Rock Court Kelowna, BC	Bedrooms	5
		Bathrooms	5, 3 full, 2 half
		Finished Area	5198 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.845 Acre, 249.35 ft. depth	Year Built	2012
Water	Municipal	Exterior	Stone Stucco
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, City, Mountain, Valley	Heating	Natural Gas Forced Air
Main Level	2199 sq. ft.	Cooling	Central Air
Upper Level	837 sq. ft.	Fireplace	3 Gas Fireplaces
Lower Level	2162 sq. ft.	Garage/Driveway	Attached 4-Car Garage
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Foyer: 11 4 x 9	Bedroom: 14 x 11 7	• Thermador Fridge/Freezer
Living Room: 19 8 x 19 3	Bedroom: 10 9 x 15 1	• Thermador Dishwasher
Dining Room: 8 7 x 14 9	Full Bathroom: 16 7 x 12 4	• Fisher & Paykel Dishwasher
Kitchen: 13 5 x 17 8		• Panasonic Microwave
Servery: 10 11 x 7 6	Room Sizes - Lower Level	• Thermador Oven/4-top gas burner
2-Piece Bathroom: 5 9 x 6 5	Rec Room: 18 1 x 21	• Built-in pot filler
2-Piece Bathroom: 5 2 x 5 2	Family Room: 17 7 x 26 4	• Samsung washer/dryer (x2)
Primary Bedroom: 16 x 13 2	Gym: 19 10 x 10 7	• Hot tub
Walk-in Closet: 6 10 x 12 4	Full Bathroom: 5 7 x 10 3	Mechanical
Full Ensuite Bath: 20 x 12 6	Bedroom: 16 2 x 13 1	• Hunter Douglas Electric Blinds
Den / Office: 9 6 x 10 5	Bedroom: 14 1 x 12 5	• Tekmar Thermostat
Laundry: 10 8 x 6 11	Walk-in Closet: 5 3 x 12 5	• Carrier Furnace (x2)
Mud Room: 14 6 x 13	Storage: 33 9 x 14 11	• Carrier Air filtration
Garage: 31 4 x 48 7	Utility: 7 7 x 14 11	• Navien hot water tank
	Utility: 6 5 x 5 10	• 200amp service panel w/2 sub-panels
		• Mvac
		• Reznor heated garage
		• Kwik dial irrigation
		• Honeywell thermostat
		• Pentair water pool and spa panel
		• Modern Wave security

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 157 LEDGE ROCK COURT

Timeless styling and design for this exceptionally crafted home perched on just under 1 acre of privacy on a quiet-cul-de-sac in desirable Wilden neighborhood.

This home offers luxurious features from the oversized 3-4 car garage, huge level parking apron, luxury main floor primary bedroom with spa-inspired ensuite, a chef's kitchen with separate butlers pantry, travertine flooring, architecturally inspired ceiling details with wooden beams.

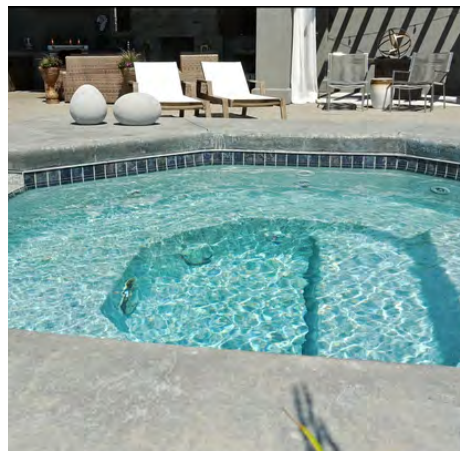
One of the absolutely best features is the access from the main floor to private resort-like paradise offering swimming pool, outdoor kitchen/BBQ, private outdoor living room with fireplace, waterfall, hot tub and COMPLETE privacy with a COMMANDING view of the lake, city and valley.

Other notable features include: home gym area, media area, games room area, wine room, 4 additional bedrooms + separate access to lower level from exterior.

Stone and stucco low maintenance exterior, lush mature landscape.

Fantastic location only short drive to downtown Kelowna amenities, walking/hiking and biking trails nearby, proximity to Knox Mountain parkland, Wilden trails, quick commute to schools, airport and amenities.

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



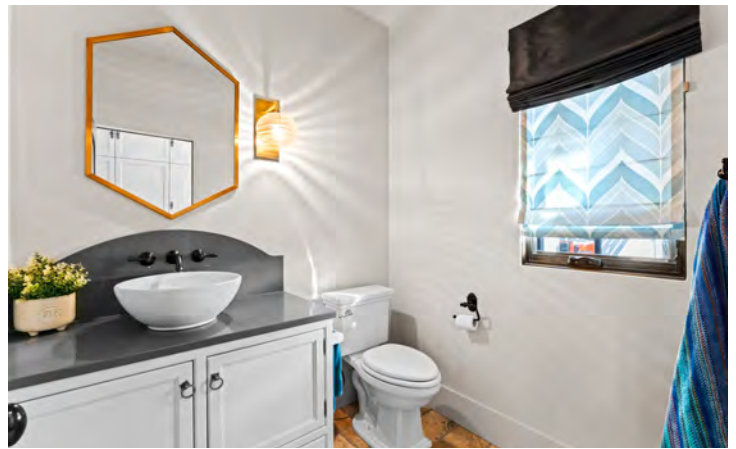


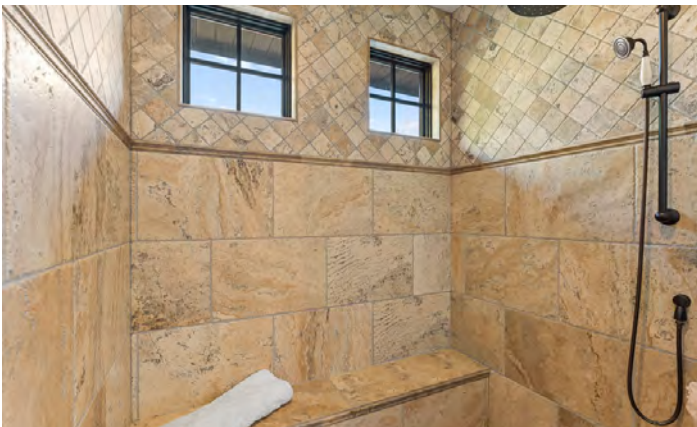




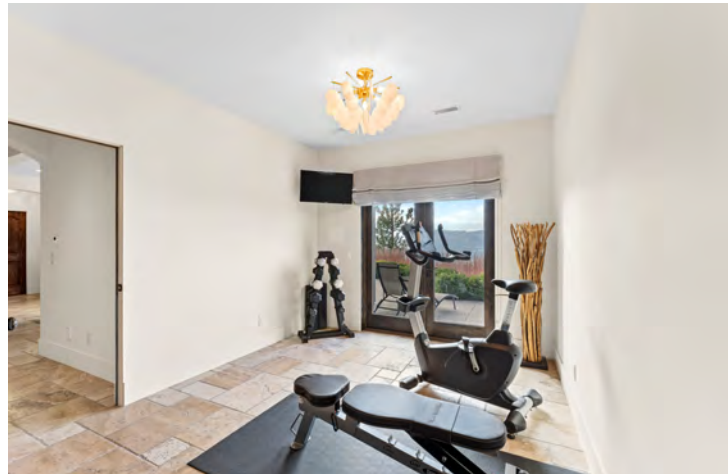












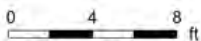


157 Ledge Rock Court, Kelowna, BC

Main Floor Exterior Area 2199.70 sq ft
 Interior Area 2044.20 sq ft
 Excluded Area 1167.63 sq ft



1st Floor Exterior Area 837.11 sq ft
 Interior Area 732.55 sq ft
 Excluded Area 343.81 sq ft



PREPARED: 2023/10/20



157 Ledge Rock Court, Kelowna, BC

Lower Level Exterior Area 2162.86 sq ft
Interior Area 2004.92 sq ft
Excluded Area 135.80 sq ft



0 6 12 ft

PREPARED: 2023/10/20



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

- This exceptionally crafted home is perched on just under 1 acre of privacy on a quiet cul-de-sac in a desirable Wilden neighbourhood
- Oversized 3 to 4 car garage
- The gourmet kitchen is a chef's dream stainless steel appliance package with pot filler, beautiful white polished stone counters & island, butler's pantry and well thought out design overlooking dining and living room
- The resort like luxury outdoor oasis is only one of the many wonderful features of this home featuring, an abundance of outdoor seating, pool and hot tub
- Private outdoor living room with built-in fireplace is perfect for those cool summer nights
- A private in-home gym with stunning views of the Okanagan valley and mountains
- Fantastic location near walking/hiking and biking trails, close proximity to Knox mountain, near schools, airport, and only a short drive to all downtown Kelowna amenities

Entrance/Mudroom

- High ceilings create open airy ambience upon entering accented by an elegant light fixture
- Immediate views of the mountains and valley upon entering
- Access to upper and lower levels
- Second entrance from the garage through the mudroom which offers high ceiling and built-in cabinetry

Kitchen/Dining

- Beautifully designed chef's kitchen with polished stone white countertops and tile backsplash that shimmer from recessed lighting and hanging light fixtures
- Abundant storage in the main kitchen cabinetry and in the butler's pantry with sink, more cabinetry & refrigerated drawers
- Fully equipped kitchen with quality appliances that compliment the design of the space
- Room for a large dining room table illuminated by a picture perfect chandelier
- This room provides the best of both worlds! Large glass French doors to exterior lounging area for seamless transition to the comfort of the beautiful outdoor living area perfect, for entertaining

Living Room

- Open concept living room with architecturally inspired vaulted ceiling's accented with wooden beams
- Wall to wall window provide lots of natural light, automated window coverings
- Relax and enjoy this inviting room capturing the beautiful panoramic mountain & sweeping valley views
- Feature wall is perfectly accented with cozy fireplace with grand oversized firebox

Office

- Spacious office with mountain facing windows
- Built-in desk plus additional built-in cabinetry and shelving
- The chandelier and matching wall sconces perfectly accent the design

Laundry Room

- Large room with folding counter, large farm style sink with window above, upper and lower cabinetry, tile flooring

Lower Level Family Room/Rec Room

- This large open space offers something for everyone
- With a built-in bar and wine room this is the perfect space for hosting friends and family

Lower Level Family Room/Rec Room Cont'd

- Large media area with built-in storage cabinetry keeping things tidy
- Gas fireplace with floor to ceiling stone surround wood mantle and raised hearth
- Gorgeous warm toned travertine tile flooring flows through this spacious multi-purpose room
- Recessed lighting and wood framed glass French doors open up to lower outdoor patio

Gym

- Down the hall from the family room is the gym with the same travertine tile as the family/rec room
- Enjoy the beautiful views of the Okanagan through the glass French doors in this room while enjoying in a private at home workout

Bedrooms

Main floor

- Primary bedroom features architecturally inspired vaulted ceilings accented with wood beams, large windows provide ample natural light, large walk-in-closet, and beautiful 5-piece ensuite
- Convenient access to adjoining laundry room

Upper Level

- The upper level of this home has 2 bedrooms both featuring double door closets, and both connect to a 4-piece bathroom

Lower Level

- The lower level of this home has 2 additional bedrooms with convenient access to adjoining second laundry
- 1st one features, double glass French doors that lead to outdoor patio, 2nd one features large windows, grand walk-in-closet with the second set of washer/dryer
- This space was originally designed for a guest/in-law suite

Baths

Main Floor

- 2-piece powder rooms located in the heart of the home on the main floor perfect for visiting guest
- Second 2-piece powder room located off the mudroom and garage convenient to the pool and patio
- 5-piece ensuite on this floor attached to primary bedroom features, heated floors, free standing tub with view windows and elegant chandelier, vanity with 2 undermount sinks, walk-in floor to ceiling tiled shower with seating bench, windows, rain and wand shower heads

Upper Level

- 5-piece ensuite features, floral wallpaper, tiled-in soaker tub with chandelier and view window, 2 separate vanities with undermount sinks, mounted mirrors with sconce lighting, walk-in floor to ceiling tiled showers, tiled flooring

Lower Level

- 3-piece bath shared throughout the lower level features, tiled tub/shower combination, vanity with undermount sink, lots of cabinetry, mounted mirror & sconce lighting, tile flooring

Outdoor Living

- One of the many notable features of this home is the outdoor living space located convenient to the main floor. A private resort-like paradise offering swimming pool, outdoor kitchen/bbq, dining table seating areas, private outdoor living room with built in fireplace, hot tub with waterfall cascading into the pool and stunning views of the lake, valley and mountains
- Below this main outdoor living area is an additional patio with more seating to enjoy the views



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