



JANE HOFFMAN
REALTY

TIMELESS HOME - POOL - LAKEVIEW



PROUDLY MARKETED BY JANE HOFFMAN

2255 Bridgeview Road
West Kelowna, BC

DETAILS

Address	2255 Bridgeview Road West Kelowna, BC	Bedrooms	3
		Bathrooms	4, 3 Full, 1 Half
		Finished Area	4945 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.51 Acre, 82.16 ft. x 296.44 ft.	Year Built	1992
Water	Municipal	Exterior	Stone, Stucco
Sewer	Septic System	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley, City	Heating	Natural Gas Forced Air
Main Level	2771 sq. ft.	Cooling	Central Air x 2
Lower Level	2174 sq. ft.	Fireplace	2 Gas Fireplace
Foundation	Concrete	Garage/Driveway	Attached Double Garage & Double Carport

Room Sizes - Main Level

Foyer: 8 2 x 12
Living Room: 22 1 x 20 1
Kitchen: 16 7 x 23 2
Pantry: 16 1 x 7 2
Dining Room: 25 1 x 11 1
2-Piece Bathroom: 5 2 x 8 5
Den / Office: 20 5 x 12 3
Primary Bedroom: 16 7 x 16 1
Walk-in Closet: 15 7 x 15 11
Full Ensuite Bath: 17 6 x 11 7
Laundry: 9 x 7 5
Garage: 24 7 x 34 3

Room Sizes - Lower Level

Rec Room: 25 7 x 27 2
Bar: 8 2 x 11 7
Full Bathroom: 8 5 x 8 3

Room Sizes - Lower Level

Bedroom: 16 5 x 15 11
Walk-in Closet: 7 11 x 12
Full Ensuite Bath: 9 8 x 12
Bedroom: 12 x 12
Gym: 15 2 x 14 7
Utility: 12 7 x 10

Inclusions

- Electrolux double oven
- Jenn Air 4- burner gas stove
- Miele dishwasher
- Electrolux fridge/freezer
- Wine fridge (x2)
- 1 Electrolux fridge drawer
- Electrolux built-in microwave

Inclusions

- Miele warming oven
- Outdoor kitchen w BBQ x 2 & fridge
- Samsung washer/dryer
- Maytag washer/dryer
- Lennox gas fireplace
- DCS dishwasher drawers
- Haier fridge drawers
- Pool, Hot tub

Mechanical

- Nuheat heated flooring
- Telus smart home & Security
- Tran furnace(x2)
- Navien hot water tank
- Armstrong air conditioner (x2)
- Enviro wise indoor air filtration system
- 200 amp service panel
- Husky storm central vac
- Kidde carbon monoxide alarm

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 2255 BRIDGEVIEW ROAD

Stunning residence boasting unrivaled beauty and panoramic vistas of Okanagan Lake and the City of Kelowna. This extraordinary home showcases meticulous attention to detail and thoughtfully curated spaces to create a highly livable home. Notable features include engineered hardwood floors and concrete shelving panels. Upon entering, a spacious open foyer sets the tone for the home.

In the main living area is a custom fireplace complemented by a built-in TV unit. Parallel to the living area is a lakeview dining space. The gourmet kitchen stands as a masterpiece with white cabinetry-solid oak accent, quartz countertops, a double island, professional appliances, and an adjacent butler's pantry. Accessible from the kitchen, the patio offers a gas fireplace and an outdoor kitchen, creating an ideal setting for entertaining.

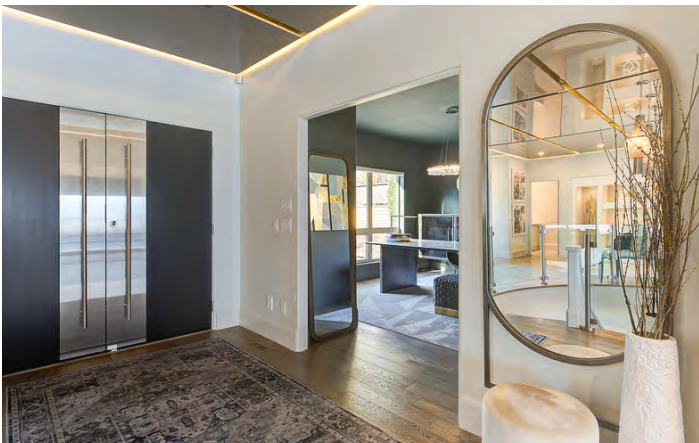
The main-floor primary bedroom is a true retreat with lake views and patio access. The ensuite offers a free-standing soaker tub, and a 3-head shower. Two additional bedrooms and bathrooms, rec room, wet bar and gym can be found on the lower-level. The lower-level patio boasts a built-in hot tub, a pool and outdoor kitchen.

Double car garage with epoxy flooring and stelpro heaters, provides parking for 2 cars with an additional 2 covered parking spaces and 4 uncovered spaces. Situated in a prime location, minutes from wineries, beaches, and downtown Kelowna.

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



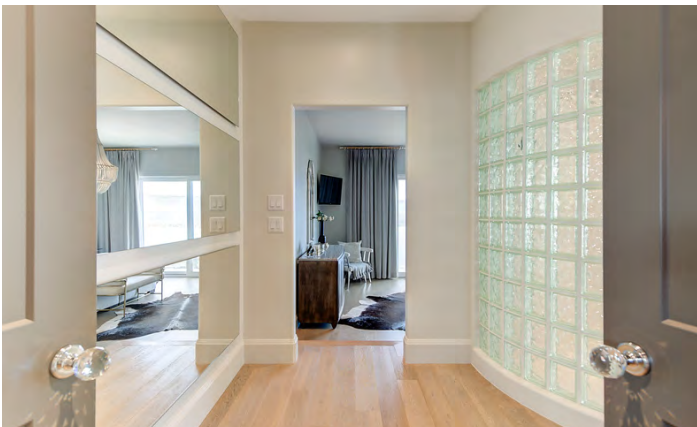








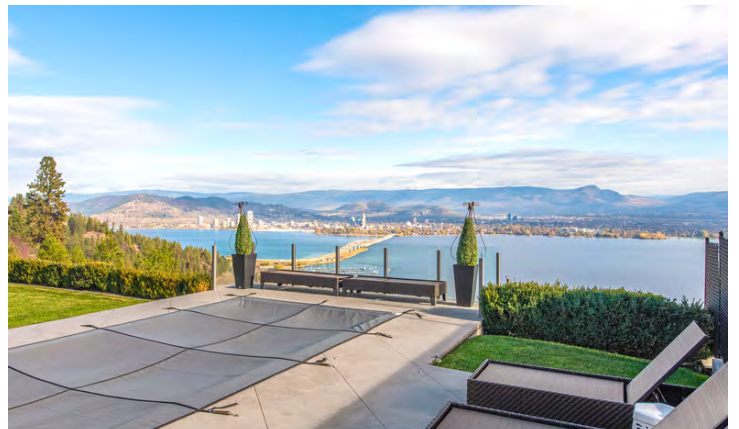
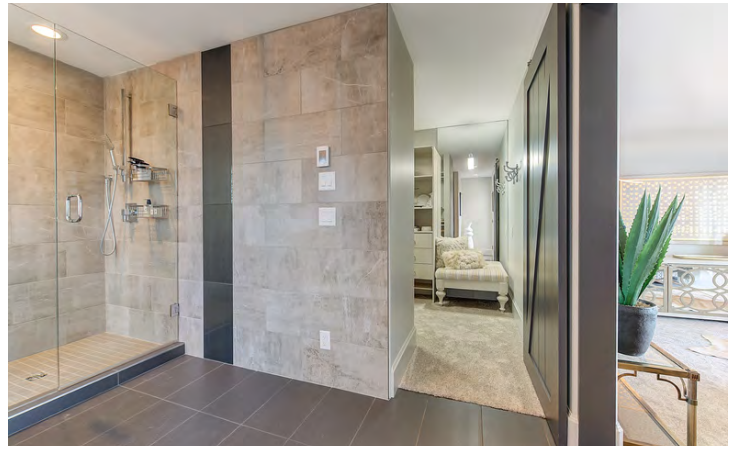










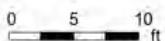


2255 Bridgeview Rd, West Kelowna, BC

Main Floor Exterior Area 2771.71 sq ft
 Interior Area 2603.61 sq ft
 Excluded Area 809.03 sq ft



Walkout Basement (Below Grade) Exterior Area 2729.96 sq ft
 Interior Area 2561.09 sq ft



PREPARED: 2023/11/09



EXCEPTIONAL FEATURES

- This stunning home is located in the desirable community of Lakeview Heights in West Kelowna
- No expense was spared when it comes to the exceptional, fine details of this quality designed home
- Patterned, textured and beautifully thought out feature walls flow throughout this entire home
- The kitchen is a chef's dream kitchen with stainless steel appliance package, beautiful Quartz polished counters, two kitchen islands, butler's pantry and well thought out open concept plan with the dining and living room
- Nuheat heated flooring in every full bathroom/ensuite for optimal added comfort
- Engineered hardwood flooring throughout entire main level
- All display cabinets light up
- Double garage with epoxy flooring and stelpro heaters
- This home features an abundance of outdoor living, from a balcony off of the main living area to the outdoor oasis with tiled pool & hot tub on lower level
- Both levels feature a large outdoor kitchen with built-in fridge, BBQ and gas hook-up
- Storage shed located in the backyard behind outdoor kitchen, perfect for storing pool equipment
- Cedar and timber wood accents highlight the lower level of this home
- 150-year-old timber from mill in Creston
- Conveniently located minutes from wineries, beaches, shopping and all downtown Kelowna amenities

Foyer

- Upon entering, the grand foyer sets the tone for the home
- Westeck front door
- Engineered hardwood floors
- Display cabinets with Masoni paper backing
- Custom high ceiling with high gloss panels (that light up) span the entire entrance
- Commercial grade tempered glass wall between entrance and living area provides an open environment

Office

- Large windows provide lots of natural light
- Beautiful quartz desk illuminated by crystal chandelier
- Custom metal cabinet with cowhide cabinet doors

Kitchen

- Quartz countertops and 2 toned painted soft closing cabinetry
- The kitchen has two stunning Quartz center islands
- Above both center islands hang beautiful light fixtures, meticulously crafted
- The functionality of this kitchen is enhanced by professional stainless-steel appliances and a large walk-in butler's pantry
- Butler's pantry features additional space with shelving, counter space and warming drawer
- Two built-in wine fridges

Kitchen Continued

- Seamless transition from this kitchen to the comfort of the deck, perfect for entertaining with seating around a gas fireplace, recessed lighting and outdoor kitchen finished in grey paneling with built-in fridge, BBQ and gas hook-up

Living Room/Dining

- Beautiful open concept, this living room provides a bright and warm environment
- Wall of windows and glass doors capture the panoramic lake, city and mountain views and provides an abundance of natural light
- Feature wall is perfectly accented with beautiful fireplace and lighted shelving
- Recessed lighting, adjacent to the living area, a spacious dining area, with ample room for large gatherings
- Easy access to the deck to extend the dining experience outdoors

Laundry

- Large room offers ample cabinetry and built-in shelving, tile flooring, undermount sink, wall mounted mirror, and seating bench
- Lower level offers a second set of washers/dryers

Rec Room

- Curved staircase to the lower level is illuminated by built-in step lighting and leads to the open concept rec room
- Torlys cork flooring, recessed lighting
- Beautiful timber and cedar wood accents flow throughout this space
- Feature wall is perfectly accented with beautiful Lennox gas fireplace with large firebox and built-in lighted shelving
- Built in bar with granite counters, wood shelving, cabinetry, fridge and dishwasher drawers
- Sliding glass doors to the outdoor oasis with in ground tiled pool, hot tub, second outdoor kitchen, and stunning lake, mountain and city views

Gym

- Large bright gym located just off the rec room
- Rubber sport mat flooring
- Wall mounted mirrors surround the room
- Over-head light fixtures and windows
- Wall mounted Tv perfect for workout enjoyment

Main Level Bedrooms

- Primary bedroom features beautiful feature wall, elegant chandelier, glass doors leading to private balcony, 6-piece ensuite, large walk-in closet with floor to ceiling built-in hanging space, windows, center island with drawers and glass inset in counter, built in shoe rack, built in safe, a beautiful chandelier hangs in the center of this closet over the island

Main Level Bathrooms

- Powder room conveniently located near the front entrance offering a large vanity with porcelain countertop & vessel sink, textured/patterned flocked wallpaper
- Primary bedroom 6-piece ensuite features heated tile flooring, vanity with two undermount sinks, toilet & bidet set in alcove with shelving backed silver wall, tiled shower with 3 shower heads and curved glass brick wall, free-standing tub with corner lakeview windows

Lower Level Bedrooms

- This level has 2 bedrooms
- 1st bedroom features a glass patio door accessing outdoor living area, chandelier, plush carpeting
- 2nd bedroom features large windows, plush carpeting, beautiful over-head light fixture, private door with access to outdoor living area, walk-in closet and 3-piece ensuite

Lower Level Bathrooms

- 3-piece main bath is convenient to the rec room and one of the lower level bedrooms. Complete with painted glass feature wall, undermount sink with mounted mirror above, seamless glass, tiled shower, heated tile flooring
- 3-piece ensuite features, heated tile flooring, seamless glass, tiled shower, undermount sink, mounted mirror, privacy glass window, chandelier and recessed lighting



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LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

JANE HOFFMAN REALTY

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janehoffman.com | 250-866-0088



JANE HOFFMAN

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250-860-7500

JANEHOFFMAN.COM