



JANE HOFFMAN  
REALTY

STUNNING LAKEVIEW HOME ON 2.05 ACRES WITH IN GROUND POOL



PROUDLY MARKETED BY GREG DUSIK

*4920 Chute Lake Road*  
*Kelowna, BC*

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## DETAILS

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<b>Address</b>	4920 Chute Lake Road Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	6, 5 full, 1 half
		<b>Finished Area</b>	5600 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	2.05 Acres, 712 ft. x 335 ft.	<b>Year Built</b>	2012
<b>Water</b>	Municipal	<b>Exterior</b>	Stone, Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Torch On Roof, Metal
<b>Views</b>	Lake, Mountain, City, Valley	<b>Heating</b>	In-Floor Radiant Heat
<b>Main Level</b>	3800 sq. ft.	<b>Cooling</b>	2 forced air conditioning units and air exchangers
<b>Lower Level</b>	1800 sq. ft.	<b>Fireplace</b>	3, 2 Gas. 1 Electric
		<b>Garage/Driveway</b>	Attached Triple, Single & RV garage
		<b>Foundation</b>	Concrete

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<b>Room Sizes - Main Level</b>	<b>Room Sizes - Main Cont'd</b>	<b>Inclusions</b>
Room Sizes – Main Level	Bedroom: 21 2 x 12 3	• Thermador professional 6-burner gas stove
Foyer: 6 11 x 7 4	Laundry: 23 4 x 15 5	• Thermador Hoodvent
Living Room: 23 11 x 29 6	Garage: 30 7 x 16 1	• Double ovens
Kitchen: 17 8 x 33 5	Garage: 23 3 x 31 2	• Thermador Dishwasher, Thermador microwave
Dining Room: 13 10 x 16 9		• Thermador warming oven
2-Piece Bathroom: 5 11 x 10 11	<b>Room Sizes – Lower Level</b>	• Thermador refrigerator/freezer
Primary Bedroom: 15 10 x 19 6	Rec Room: 23 2 x 29 10	• ULine beverage fridge
Walk-in Closet: 11 3 x 12 6	Bar: 7 2 x 13 9	• LG front load washer and dryer
Full Ensuite Bath: 17 2 x 13 6	Media Room: 25 4 x 15 5	• Blomberg dishwasher and beverage fridge
Bedroom: 19 7 x 13 1	Full Bathroom: 8 5 x 8 5	lower level wet bar
Full Ensuite Bath: 6 3 x 8 8	Den / Office: 8 5 x 10	• Silhouette wine select chiller
Bedroom: 12 9 x 12 6	Mud Room: 7 4 x 9 9	• Napoleon gas BBQ
Full Ensuite Bath: 7 4 x 10 7	Storage: 4 8 x 23 3	
Bedroom: 12 10 x 15 1	Utility: 19 5 x 24 7	
Full Ensuite Bath: 12 x 6	Garage: 16 9 x 38 4	

**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.



## CONTEMPORARY HOME WITH 5600 SQ. FT OF LUXURY LIVING

Private estate home set on 2.05 acres and perfectly positioned to capture the stunning lake, city and vineyard views. Enjoy an expansive flagstone patio with a spectacular negative edge saltwater infinity pool that creates a resort-like setting with room to lounge, entertain and take in the breathtaking views.

Gated entry leads to heated triple garage & single garage plus RV garage. Upon entering the home you'll notice walls of glass that showcase views of the pool, lake and beyond. Soaring ceiling height with floor to ceiling windows & sliding wall system create a seamless extension to the outdoors with the open concept great room, dining & kitchen.

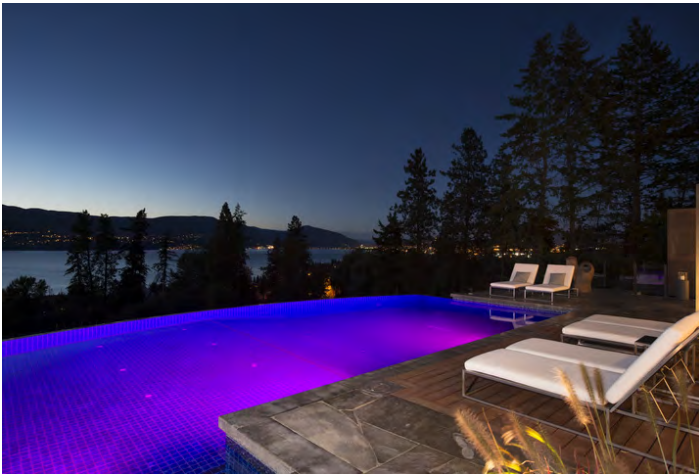
Kitchen features oversized granite island, professional appliances, custom fixtures & cabinetry. Generous sized lake view primary bedroom framed in windows with linear gas fireplace & full ensuite with frameless glass shower, his/her sinks and soaker tub. Contemporary style home is over 5600 square feet with 4 bedrooms & 6 baths.

Lower level boasts wine room, media room and games room. New pool, patio, pergola & outdoor living space completed in the summer 2015. The home blends exterior with interior living superbly.

Located a short stroll to adjacent Summerhill Winery and minutes to the lake, hiking, dining, boutiques and schools.

**Listing Agent - Greg Dusik** | Contact [greg@janehoffman.com](mailto:greg@janehoffman.com) or 250-866-0088









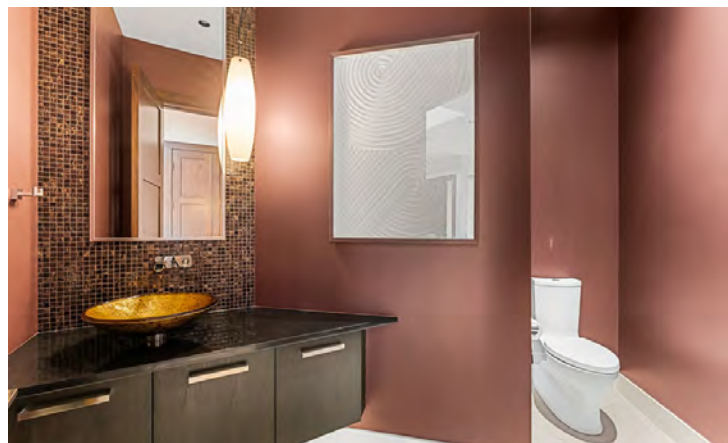
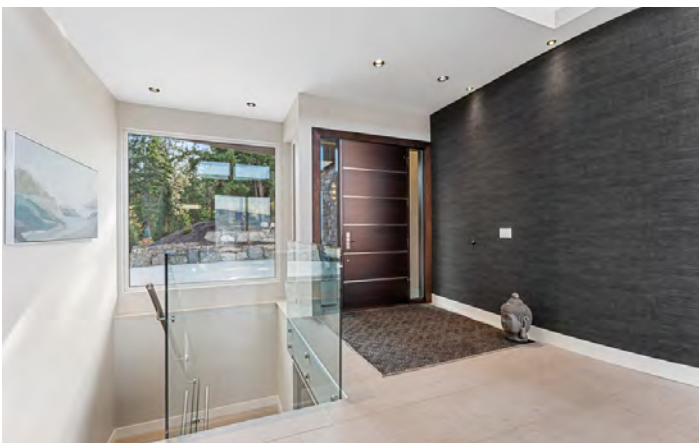
















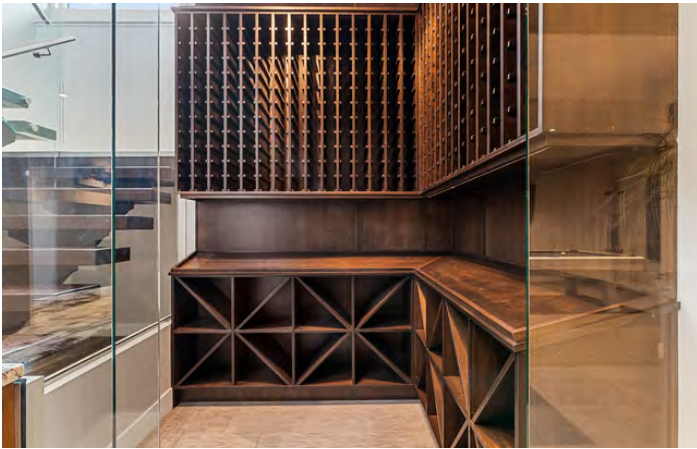


















# 4920 Chute Lake Rd, Kelowna, BC

**Main Floor** Exterior Area 3800.23 sq ft  
 Interior Area 3598.89 sq ft  
 Excluded Area 1233.28 sq ft



PREPARED: 2023/10/24



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.



# 4920 Chute Lake Rd, Kelowna, BC

Lower Level Exterior Area 1894.76 sq ft  
Interior Area 1767.18 sq ft  
Excluded Area 582.79 sq ft



PREPARED: 2023/10/24





## EXCEPTIONAL FEATURES

- This elegant modern masterpiece showcases stunning views of Okanagan Lake and your own vineyard through the floor to ceiling walls of glass
- Enjoy the ultimate in privacy, seamless indoor-outdoor living and state of the art spaces to entertain, located in the heart of Upper Mission and Wine Country
- Walk next door to Summer Hill Winery or drive minutes to the beach, golf courses, fine dining & downtown shopping
- Architectural masterpiece with clean lines and modern minimalist styling, Carl Scholl design
- 5694 sq. ft. home with 4 bedrooms & 6 baths
- Gated entry leads to the heated triple car and single garages plus R.V garage below
- Ample parking outside
- Professionally landscaped grounds include tiered landscaping with mature trees and shrubs
- Extensive use of Kettle Valley landscaping rock lining the driveway
- Geotech done, backyard and previous pool completely demolished and rebuilt on native soil
- New natural flagstone patio and generous lounging area, 3700 sq. ft. with 200 sq. ft. IPE wood deck
- Retractable automated outdoor screens
- Landscape lighting, irrigation to planters, surround sound system
- Spectacular “negative edge” salt water pool with the lake as your backdrop
- 20 x 40 ft. salt water concrete pool, inviting blue tiled finish, LED lighting, automatic cleaner, cartridge filtration system
- Hot tub with IPE wood surround, an exotic hardwood with low maintenance and proven to last in extreme hot and cold climates
- 200 sq. ft. pool house with full 3-piece bathroom and change room, walk-in shower, tile floor, quartz surface counter and pool mechanical room
- Contemporary dining pavilion, pergola with powder coated aluminum with Corten steel panels
- Outdoor BBQ area with Kettle Valley stone surround, sink, quartz countertops
- This poolside setting is the perfect “oasis” to escape and enjoy the lake views and “resort style” living everyday
- Upon entry the walls of glass embrace the views of the pool, lake, city, mountains and beyond
- Interior design, furnishing and finishing done by professional designer – Nicole Begrand-Fast, Begrand Fast Design Inc.
- Soaring ceiling height features wood finishing extending to the outdoor patio
- Lower level features a wine room, media room and games room
- Each of the main floor bedrooms come complete with ensuite bathrooms
- Granito Bianco tile flooring in the main living area
- Quality wool carpeting
- Wire brushed solid oak plank flooring
- In floor radiant hot water heating, 2 forced air conditioners, Aprilaire components, thermostats in each room
- 2 hot water tanks
- Cat 5 wiring
- Control 4 home automation system
- Back up generator on site



### **Entry**

- Gated entry to this magnificent private lakeview acreage
- Aggregated driveway lined in mature trees with Kettle Valley rock landscaping
- Covered front entry leads to main foyer
- Solid wood door with stainless steel inserts and glass side panel
- Wood lined ceiling extends from foyer through the great room to the outdoor patio drawing attention to the lakeview
- Floating solid wood staircase to the lower level with stainless steel dowels and seamless glass railing and stainless steel banister

### **Mud Room/Laundry Room**

- Granite counters, washer and dryer
- Upper and lower level cabinetry and full wall pantry with pull out shelving

### **Great Room**

- Dramatic open design living room, dining room and kitchen
- Modern linear gas fireplace framed in stainless steel, flanked by shelving
- Glass sliding walls - "stack back glass panels" – provide uninterrupted views of the pool and Okanagan Lake beyond
- Transom windows add to the seamless outdoor experience and brings the expanse of the sky into the home
- Tile flooring

### **Kitchen**

- The centre of the home is the kitchen, ease of access to the dining, living, and outdoor spaces
- Oversized Brazilian granite island, seating for 5 people
- Abundance of cabinetry with upper frosted glass cabinet, recycling bin pull outs
- Wood cabinetry with white lacquered finish plus wood granite cabinetry compliments the granite tones
- Under cabinet lighting highlights the tiled glass backsplash
- 2 ceramic Kohler sinks
- Custom hood vent with unique concrete detailing
- High end appliances including Thermador 6 burner range with griddle and down draft vent

### **Dining Room**

- 15 ft. sliding wall system extends the dining areas to the outdoors
- Vaulted ceiling with transom windows above the sliding door
- Recessed niche for hutch with lighting
- Custom "Bocci" round pendant light fixture, a pleasing focal point, adds an elegant and unique decorator touch

### **Den/Office**

- Main floor office features sliding glass doors to the exterior pool area plus corner window
- Flooded with natural light and endless views of the lake
- Hardwood flooring



### **Primary Bedroom**

- Inviting main floor primary suite with 2 picture windows and glass sliding doors that create an open, airy, sun dappled space
- Perfectly located away from the other bedrooms creating a private oasis
- Stunning lake, city and valley views
- Linear gas fireplace with convenient, component storage underneath
- Window drapery with auto opening & closing
- Large walk-in closet features custom shoe organizers and built in dressers

### **Luxurious Ensuite Bathroom**

- Includes motion sensor lighting, marble counters, soaker tub with Riobel fixtures and wand shower head
- Walk-in shower with 2 shower heads and bench
- Thermasol steam shower
- Bidet, wall sconce lighting, recessed lighting and 2 windows

### **Bedrooms**

- King sized main floor master bedroom
- #2 bedroom on main floor, sliding glass door to patio, walk-in closet, carpet, recessed, recessed lighting and 4-piece ensuite bathroom
- #3 bedroom on main floor features a walk-in closet and 4-piece ensuite bath
- #4 bedroom on the main floor, lake view, sliding glass doors to pool, walk-in closet, 4-piece bath, tile flooring with auto lights, vanity cabinet with granite counter

### **Bathrooms**

- 2-piece powder room, black onyx granite, glass vessel sink and mosaic tiled backsplash to the ceiling and surrounding the mirror
- 6-piece master bedroom ensuite bathroom
- 4-piece ensuite on main
- 4-piece ensuite on main
- 4-piece ensuite on main
- 3-piece guest bathroom on lower level, granite counters, vessel sink and seamless shower, tile floor
- 3-piece bathroom in the pool house, walk-in shower, quartz surface counters

### **Lower Level**

#### **Family/Recreation Room**

- Carpeted, tray ceiling, built in sound
- Wet bar with tiled backsplash, complete with dishwasher and wine chiller
- Seamless glass temperature controlled wine room, sensor lighting

#### **Theatre Room**

- Tray ceiling, recessed lighting plus illumination from soft hue wall scones
- 10 f.t media screen for the true theatre experience
- Carpet flooring and built in surround sound



### **Flex Room**

- Presently used as guest bedroom
- Can be used as a hobby/craft room/ exercise room

### **Mechanical List**

- JVC Projector
- Grassilin Irrigation
- 200 amp electrical service
- Cana central vacuum
- 2 Carrier HVAC units
- Honeywell home thermostat
- Bradford White HWT
- New A/C in 2020
- December 2019 (complete new boiler system)
- Viessmann hot water on demand
- Control 4 automation
- 2 Koolr wine chillers
- DSC security
- Lift Master garage door openers



### **LISTED BY GREG DUSIK**

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