



JANE HOFFMAN
REALTY

STUNNING HOME ON SOUGHT AFTER HOBSON ROAD



PROUDLY MARKETING BY JANE HOFFMAN AND KENT SIMPSON

4383 Hobson Road
Kelowna, BC

DETAILS

Address	4383 Hobson Road Kelowna, BC	Bedrooms	7
		Bathrooms	8, 6 full, 2 half
		Finished Area	10,208 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.66 Acre	Year Built	2010
Frontage	100 ft.	Exterior	Stone, Stucco
Depth	289 ft.	Cooling	Central Air
Water	Municipal	Heating	Natural Gas Forced Air. In-floor Electric
Sewer	Connected	Fireplace	3 Gas Fireplace
Water Influence	Okanagan Lake Nearby	Garage/Driveway	Attached 5-car
Main Level	5297 sq. ft.	Foundation	Concrete
Upper Level	4911 sq. ft.	Style	Two Storey with Legal Suite

ROOM SIZES

Main Level

Foyer: 16' x 13'6"
Living Room: 24 x 27
Dining Room: 17 x 17
Kitchen: 19'2 x 16'6"
Nook: 16'6 x 12'
Primary Bedroom: 16' x 21'
Ensuite Bathroom: Full
Games Room: 25' x 27'
Bathroom: Full
Wine Cellar:
Laundry:

Upper Level

Bedroom: 11'8 x 14'
Bedroom: 16' x 12'2"

Upper Level Continued

Bathroom: Full
Bathroom: 2-Piece
Bedroom: 14' x 12'
Ensuite Bathroom: Full
Bedroom: 13'10 x 14'10"
Ensuite Bathroom: Full
Family Room: 30' x 17'
Bathroom - Half:
Family Room: 35'8 x 20'
Studio Apartment:
Bedroom: 11' x 10'8"
Bedroom: 13'4 x 10'8"
Bathroom: Full

Inclusions

- 6 burner Viking gas stove top
- Thermador built-in microwave
- Thermador professional built-in double oven
- Miele built-in coffee machine
- Thermador Fridge/freezer
- Fisher & Paykel dishwasher (x4)
- LG Fridge/freezer (x2)
- Panasonic microwave
- BOSCH Dishwasher
- May Tag washer & dryer (x3)
- LG Microwave
- Industrial 4 burner DSC BBQ with hood fan ventilation

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 ONE OF THE FINEST HOME AND PROPERTY ON THE MARKET

Estate-sized gated property in the heart of the Lower Mission along the coveted Hobson Road. Stunning one-of-a-kind property with over 10,000 sq. ft. of superior craftsmanship. Attention to detail is evident throughout this gorgeous home. A censored Bellagio style fountain greets guests as they arrive.

Upon entry to the home you'll notice soaring 21 ft. ceilings in the main living area. The gourmet kitchen designed by Carolyn Walsh will be the envy of any chef. The grand great room opens to the upper-level mezzanine. A Nano wall of doors creates a seamless indoor to outdoor living experience. Exceptional backyard designed for entertaining and enjoyment all summer long with a 46 x 20 pool, sports court, hot tub, sports bar, sunken trampoline. Guest cabana is accessible by elevator.

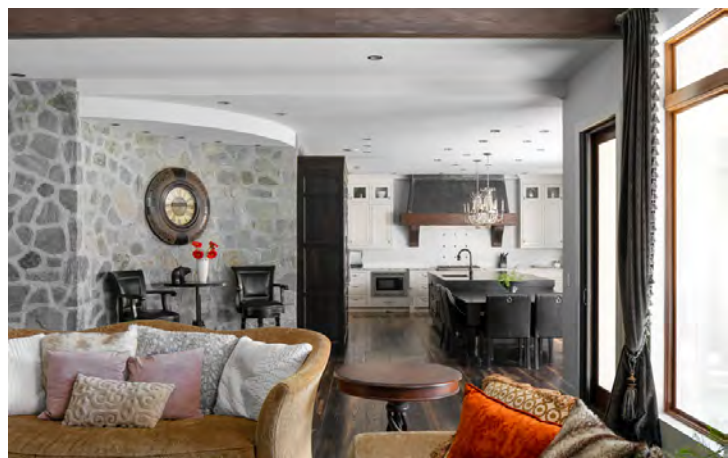
The ultra-luxurious primary bedroom is a tranquil retreat with an opulent ensuite and walk in closet.

No detail has been spared, and this home is sure to impress the most discerning buyer. For those seeking privacy, and luxury in the Okanagan this is the home for you.

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

















DETAILED FEATURES

Exterior Feature & Grounds

- Custom built by Mike Kennedy of Kelowna Homebuilders in 2010
- Metal gate with stone pillars
- Exceptionally private setting on 0.66 acres in desired Hobson Road, Lower Mission neighbourhood
- 2 magnificent, stately Maple trees
- 2 cisterns tied into irrigation
- 5-car garage, one is a triple & one is a double, with 10' ceilings and fire wall
- RV hookup & Sani dump
- Bellagio fountain with on/off sensor - when car drives in it turns off
- Tile roof
- K2 stone on outside with Old World Finish
- 3 part plaster on outside - costly process
- Infrared electric heaters in BBQ area
- Industrial 4 burner DCS BBQ with hood fan ventilation
- Covered patio with outdoor gas stone fireplace
- Built-In outdoor table
- Access to bathroom directly from outside
- Access to hot tub from Master suite.
- Heated 46' x 20' pool with wading pool by King Pools. UV filter, fully tiled, featured glass tile around the top and waterfall, diving board, electronic child safe pool cover
- Waterfall feature
- Trampoline built into the ground
- **Sport Court** - 66 x 40' with drainage and lights

Cabana - 971 sq. ft.

- Fridge, freezer, microwave, dishwasher
- Bar, pool table
- Bathroom access from outside

Guest House (Legal Suite - 806 Square feet)

- Elevator to legal suite
- 2 bedrooms, 3-piece bathroom
- Fridge/freezer, electric stove, built in microwave, dishwasher, washer, dryer
- Elevator from cabana

DETAILED FEATURES CONT.

Exceptional Features

- In floor heating (water) throughout
- Surround sound system – Omni Touch
- Natural gas forced air, central air conditioning system with 2 AC units
- Climate controlled wine room with 500 bottle capacity
- James Motor custom chandelier over the dining room table
- Chandelier at front entry is on a motorized winch for easy cleaning
- Ash hardwood floor, hand hewn, site finished
- 7 foot crawl space the entire footprint of house

Kitchen/Dining Room

- Carolyn Walsh designed island kitchen & all cabinetry
- Cabinets extend to the ceiling, contrasting tones, glass display upper units
- Two crystal chandeliers over the island, plus recessed lighting
- Island offers seating for 6
- Custom fan hood, granite countertops, 2 sinks
- Nana walls in kitchen open to outdoor living space
- 3 Fisher & Paykel dishwashers – 2 in kitchen & 1 in butler's pantry
- Thermador refrigerator & freezer
- Double wall ovens
- Built-in Miele coffee maker
- 6-burner Viking gas stove
- Butler's kitchen with refrigerator, freezer, sink
- Formal dining with distinctive curved wall, and crystal chandelier

Great Room

- Custom built-in cabinetry
- Double sided gas fireplace

Wine Room

- Temperature controlled, holds 500 bottles
- Stone detail on the walls and floor

Primary Bedroom

- Huge walk-in closet
- Double sided gas fireplace
- Private serenity/zen space outside

DETAILED FEATURES CONT.

primary Bedroom Ensuite Bathroom

- Features tiled shower with 2 shower heads, 2 undermount sinks, stand-alone soaker tub and built-in makeup station
- Blinds are wired but not hooked up

Main Floor Laundry

- Large laundry/mud room connects to the primary suite, house and garage
- Features drying racks, built-in cabinetry and sewing table, sinks & folding island with quartz surface counter

2nd Floor - Curved Staircase to the Upper Level

Gym

- Reinforced steel floor, Cork flooring
- 2-piece bath, balcony

Bedroom 1

- 3-piece ensuite, large closets

Bedroom 2

- 4-piece ensuite, large closets

Upper Deck

- Spacious with views of the mountains

Bedroom 3 and 4

- Large closets

Bathroom

- Jack & Jill 3-piece ensuite bathroom

Laundry Room & Powder Room

- Adjacent to Bedroom 2

Theatre Room

- 110" screen & projection system, custom cabinetry by Carolyn Walsh, electronic black out blinds.

3rd Floor

- Office/Den in Look-out Tower



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