



JANE HOFFMAN  
REALTY

# PRIME LEVEL LAKESHORE ON LARGE LOT



PROUDLY MARKETING BY JANE HOFFMAN

*2583 Whitworth Road*  
*West Kelowna, BC*

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## DETAILS

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<b>Address</b>	2583 Whitworth Road	<b>Bedrooms</b>	5
	West Kelowna, BC	<b>Bathrooms</b>	6, 5 Full, 1 Half

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.52 Acre, 76.97 ft. x 246.64 ft.	<b>Year Built</b>	2000
<b>Water</b>	Well	<b>Exterior</b>	Stone, Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Tile
<b>Views</b>	Lake, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air
<b>Foundation</b>	Concrete	<b>Cooling</b>	Central Air
		<b>Fireplace</b>	2 Gas, Electric Fireplaces
		<b>Garage/Driveway</b>	Two 3- Car Garages

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### Inclusions

- Sub Zero fridge/freezer
- Built-in Panasonic microwave
- Bosch Dishwasher
- Wolf oven/4-burner gas stove top
- KitchenAid under counter double refrigerator drawers
- Electrolux Washer, Maytag Dryer
- Hot tub

### Mechanical

- Heatilator gas fireplace
- Honeywell thermostat
- Ameristar heating & cooling unit
- Lennox furnace
- DSC security
- Eureka central vac
- Generac generator
- Lift Master garage door openers

**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 2583 WHITWORTH ROAD

Immerse yourself in the serenity of waterfront living at this beautiful home along Whitworth Road. This gated property boasts a well-appointed layout and a fabulous backyard. Designed to maximize the beauty of the lake, the main living areas offer captivating views and seamlessly connect to the outdoor living area. Upon entering the foyer, you'll be greeted by vaulted ceilings and expansive windows framing the picturesque lakeviews.

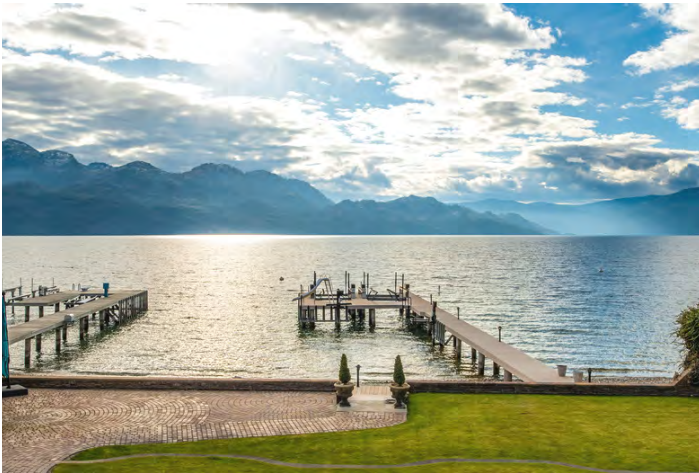
The bright and airy living room features a gas fireplace with a natural rock surrounding it and a mezzanine on the upper level overlooks the space. The dining room links the living space to the gourmet kitchen. With a large island, granite countertops, professional appliances, and custom cabinetry, the kitchen is an inviting space for gathering with guests. A covered BBQ area off the kitchen provides an ideal spot for outdoor dining.

The main floor primary suite is a true retreat, and features a 5-piece ensuite with a lake view soaking tub. Four additional bedrooms and two family rooms with 2 bedrooms and a family room on each level complete this home.

For entertaining, the backyard is a haven with a hot tub, a rock gazebo with a gas fireplace, and a dock with two lifts and deep water for larger boat moorage. Two 3-car garages with over height parking and additional exterior parking. Mature landscaping surrounds the property, ensuring privacy. This is an excellent residence for summer and year-round luxury living.

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





























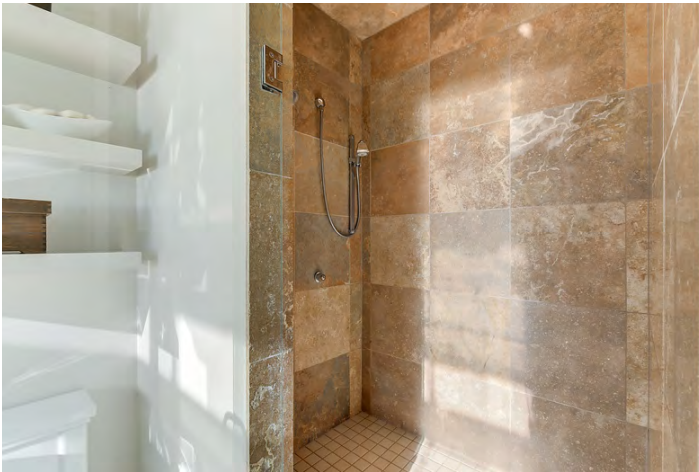






















## **EXCEPTIONAL FEATURES**

- Welcome to luxury Living on desirable, exclusive, Whitworth Road
- Built by San Marc Homes
- This home offers luxury living on one of the most sought-after waterfront streets of West Kelowna with approximately 89 ft. of water frontage
- This family home offers an oversized luxury 6 car garage with room for boat storage
- Soaring ceilings and grand windows give this home an open and airy environment
- The gourmet kitchen has a dream stainless steel appliance package, beautiful polished granite counters, large kitchen island with seating for 3, butler's pantry and open design overlooking dining and living room
- Hardwood flooring throughout the main level
- This home features an abundance of outdoor living, including a lakeview deck off the upper level, covered patio with built in BBQ, dining and seating off the kitchen/dining room, adjacent to the built-in fireplace plus an in ground hot tub
- Easy access to lake activities with a licensed dock with 2 boat lifts, one lift with 10" beams with 14,000 lb. capacity & one lift with 8" beams with 10,000 lb. capacity, could be changed to 12 " beams and handle 20,000 lbs.
- Great waterfront location with nearby walking/hiking and biking trails, close proximity to schools, golf courses, wineries, and only a short drive to all downtown Kelowna amenities

## **Foyer**

- Grand covered entry with barrel ceiling and large outdoor chandelier, wood door with glass side panels and transom window above the door
- Upon entering, a spacious grand foyer sets the tone for the home
- High ceilings create an open airy ambience upon entering accented by an elegant light fixture
- Captivating views of Okanagan Lake and mountains upon entering
- Beautiful hardwood flooring flows throughout the main level

## **Office**

- Glass French doors open to this spacious in-home office, large window provides a bright, inviting work space
- Extending the length of one wall is beautifully designed cabinetry and shelving with recessed lighting
- Recessed lighting and oval shaped chandelier, built-in media shelving

## **Family Room**

- Rustic barn doors open to this room featuring vaulted ceiling with recessed lighting
- Feature wall is perfectly accented with an electric fireplace with contrasting tile surround set between two large windows
- Enjoy a relaxing evening on a winter's night cozied up by the fireplace

## **Laundry**

- Large room with an abundance of cabinetry and built-in shelving, tile flooring, bench seating, and an undermount sink with large window above, granite counters
- Exterior door to the outdoors adds convenience
- A hallway runs from the kitchen to the garage through this room with floor to ceiling cabinetry and shelving providing ample storage space



### **Kitchen/Dining**

- Granite countertops and cream coloured soft close shaker style cabinetry line the perimeter of the kitchen
- Gorgeous center island with granite counter that has bar seating for 3 and two eye catching chandeliers above the island, undermount sink
- The functionality of this kitchen is enhanced by professional stainless-steel appliances and a large walk-in butler's pantry
- Butler's pantry features optimal space with shelving, counter space and fridge drawers
- Adjacent to the kitchen, a spacious dining area awaits, with ample room for a large table with a beautiful chandelier defining the space
- Easy transition from the kitchen/dining to the comfort of the covered deck with built-in outdoor BBQ , room for large outdoor dining table and seating area around the fireplace

### **Living Room**

- Beautiful open concept living room
- Wall of windows captures the stunning panoramic lake and mountain views
- Feature wall is perfectly accented by the gas heatilator fireplace with a lovely stone surround and hearth complementing the design
- Recessed lighting and natural light illuminate this space
- This room provides the best of both worlds! Large glass doors provide easy access to the comfort of the lakeside outdoor living areas, perfect for entertaining

### **Main Level Bedrooms**

- French doors open to the primary bedroom which features plush carpeting, vaulted ceilings, large windows, glass doors with access to backyard, recessed lighting, 5-piece ensuite and a large walk-in closet with cabinets, shelving, and hanging space
- The main floor features two additional bedrooms with plush carpeting, double door closets, and picture windows

### **Main Level Bathrooms**

- Powder room features tile flooring, vanity with undermount sink and granite countertop accented by black and white floral wallpaper
- Primary bedroom 5-piece ensuite features tile flooring, vaulted ceilings, two separate vanities with undermount sinks and granite countertops, glass door to floor to ceiling tiled shower, large tiled in soaker tub is surrounded by windows with views of Okanagan Lake and mountains
- 3-piece bath located just off the kitchen features tile flooring, lighted frameless glass shower with hand wand shower head and vanity with undermount sink, opening window
- 4-piece bath conveniently located near the garage entrance features tile flooring, vanity with undermount sink, tub/shower combination with frameless glass shower door and recessed lighting, opening window

### **Upper Level Bedrooms**

- Two additional bedrooms on this level



### Upper Level Bedrooms Cont'd

- 1st one features plush carpeting, vaulted ceilings, recessed lighting, spacious double door closet, and large arched window with beautiful views
- 2nd one features plush carpeting, wall media hook up, vaulted ceilings, and large glass sliding doors with access to upper level lakeview balcony

### Upper Level Bathrooms

- 5-piece bath main bathroom featuring tile flooring, beautiful L-shaped vanity with two undermount sinks and white stone countertops, two wall mounted mirrors illuminated by recessed lighting, a sky light, and a tub/shower combination with hand wand shower head
- 3-piece ensuite conveniently attached to the family room features tile flooring, vaulted ceilings, white stone counters with undermount sink, floor to ceiling tiled shower with glass door and hand wand shower head

### 2nd Family Room

- This large open space offers something for everyone
- Plush carpeting and recessed lighting flow throughout this multi-purpose room
- Two beautiful chandeliers sparkle down on the room
- Beautifully framed glass sliding doors open up to upper level balcony

### Outdoor Living Areas

- 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 an outdoor kitchen/BBQ, dining table seating area, private outdoor living room with built in fireplace, hot tub, dock with 2 boat lifts and stunning views of Okanagan lake, and mountains
- On the upper level enjoy relaxing on the lakeview balcony with room for seating





2583 WHITWORTH ROAD

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### LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

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

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JANE HOFFMAN REALTY

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JANE HOFFMAN REALTY

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





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250-860-7500

JANEHOFFMAN.COM