



JANE HOFFMAN

REALTY

IN THE PRESTIGIOUS COMMUNITY OF THACKER RIDGE ESTATES



MARKETED BY SHERRY TRUMAN

*7-3103 Thacker Road
West Kelowna, BC*

DETAILS

Address	7-3103 Thacker Road West Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	3893

SPECIFICATIONS & FEATURES

Lot Size	0.2 Acre	Year Built	2003
Main Level	2002 sq. ft.	Exterior	Stone, Stucco
Lower Level	1892 sq. ft.	Roof	Asphalt/Fibreglass Shingles
View	Lake, Mountain	Heating	Natural Gas Forced Air
Water	Municipal	Cooling	Central Air
Sewer	Connected	Garage/Driveway	Attached Double
Fireplaces	2 Gas Fireplaces	Foundation	Concrete
Strata Fee	\$200.00 per month	Ownership	Freehold

ROOM SIZES

Main Level

Foyer: 11'2 x 8'1
Dining: 13'2 x 14'10
Kitchen: 11'2 x 16'1
Breakfast: 12' x 13'8
Living: 17'5 x 20'
2-Piece Bath: 7'10 x 6'3
Primary Bdrm: 15'2 x 15'10
5-Piece Ensuite: 13' x 17'5
Office: 12'1 x 11'6
Laundry: 11'10 x 7'7
Garage: 23'2 x 25'6

Lower Level

Family Room: 15' x 19'3
Rec Room: 22'10 x 16'
3-Piece Bath: 10'5 x 7'6
Bedroom: 14'6 x 14'1
Bedroom: 12'2 x 17'2
Den: 11'1 x 7'5
Utility: 23'1 x 14'11

Inclusions

- KitchenAid fridge/freezer
- Profile range
- Wall Oven
- Panasonic microwave
- Maytag dishwasher
- Maytag washer & dryer
- California shutters

Mechanical

- Ecobee thermostat
- Kidde carbon monoxide alarm
- Surround sound
- Lift master garage opener
- Bryant furnace (1 year old)
- Air conditioner
- AO Smith pro line commercial grade hot water tank - 3 yrs old approximately
- Eureka Plus The Boss central vac

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 7-3103 THACKER DRIVE

Meticulously maintained, this original-owner home is situated in the prestigious community of Thacker Ridge Estates. It boasts a fantastic location in the desirable neighborhood of Lakeview Heights in West Kelowna. Upon entering the main level through the foyer, you'll find a beautiful living area with a gas fireplace. Enjoy entertaining guests in the formal dining room, and off the kitchen, access a partially covered patio. The kitchen is perfect for hosting and gathering, featuring tile floors, Westwood custom cabinetry, granite countertops, along with a center island with bar seating. The generous-sized primary bedroom includes a spacious 5-piece ensuite with a soaker tub and a separated walk-in closet. Additionally, there is a main level office with custom built-in cabinetry.

The lower level of this home features 9' ceilings and a spacious layout. It includes a den, rec room with walk-out access to a covered patio, family room, 2 bedrooms, and a 3-piece bath. Possibility to add a door between the family room and den to create a large bedroom/walk-in closet. Key features of the home include surround sound with volume controls, custom crown mouldings, 10' tray ceilings in the living room and dining room, 10' ceiling in the master bedroom, and high end windows. California shutter blinds are carried throughout and help with heating and cooling. The oversized two-car garage with extended ceilings adds to the appeal. Located just minutes from Kalamo Regional Park.

Listing Agent Sherry Truman | Contact sherry@janehoffman.com or 250-215-9006













7-3103 Thacker Dr, West Kelowna, BC

Main Floor Exterior Area 2001.55 sq ft
Interior Area 1887.56 sq ft
Excluded Area 582.41 sq ft



PREPARED: 2024/01/13

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.

7-3103 Thacker Dr, West Kelowna, BC

Lower Floor Exterior Area 1891.94 sq ft
Interior Area 1781.39 sq ft



PREPARED: 2024/01/13



DETAILED FEATURES

Exceptional Features

- Located in the desirable prestigious community of Thacker Ridge Estates in Lakeview Heights
- Meticulously maintained by original owner
- Over 3800 sq. ft. of beautiful living space with quality craftsmanship at every turn
- The gourmet kitchen has beautiful silestone quartz counters, kitchen island, custom Westwood cabinetry and is adjacent to the breakfast area
- The custom cabinetry in the kitchen has an extra shelf in every cupboard
- Tile and carpet flooring throughout, custom crown mouldings
- 10' tray ceilings in the living room, dining room and primary bedrooms
- High end windows with California shutters throughout lowering heating and cooling costs
- Oversized two car garage
- Furnace recently replaced - 1 year old, hot water tank approximately 3 years old
- There are spotlights throughout the home that accent art displays
- This home is wired for a security system if desired
- Lots of storage in the lower level
- Surround sound throughout with wall mounted volume adjusting dials
- Lower level features 9' ceilings
- Rec room located on the lower level is a perfect space for the entire family with a built-in media wall and direct access to the backyard, perfect for entertaining
- This home features an abundance of outdoor living, from a covered deck off of the main living area to the outdoor oasis below, with additional lounging area, and space for a BBQ
- Electrical power available in 2 different flower beds in the back yard - wall switch plates to turn on/off inside the house by the double doors in the recreation room. One can also be set up by remote to turn on possible lights or water feature
- The lower level flex room which could be used as an additional family room or converted into a bedroom, one step further would be to put a door and convert the adjacent den into a walk-in closet
- Fantastic location just a short drive to wineries, golfing, shopping, parks, beaches, schools, and West Kelowna amenities
- Located just minutes away from Kalamoier Regional Park

Foyer

- Front door with glass panels and side window with transom window above the door providing lots of natural light
- High ceiling creates an open, airy ambience accented by an elegant chandelier
- Tile flooring, spacious coat closet

Laundry

- Top load washer and front load dryer
- Tile flooring, upper and lower wood cabinetry, folding counter, and cabinet with sink
- Double door coat/shoe closet, direct access to the garage

Living Room/Dining Room

- Beautiful open concept with windows extending the length of one wall creating an abundance of natural light
- Relax and enjoy this inviting room capturing the peaceful nature views
- Feature wall is perfectly accented with a Napoleon fireplace with tile surround and a lighted art display alcove above
- Recessed lighting and natural light illuminate this space
- A bar and or coffee station is nestled in an alcove in the living/dining area
- Volume control on the wall for the surround sound system
- Plush carpeting throughout
- Beautiful custom moulding accent the ceiling
- 10' tray ceilings throughout living room and dining space
- The dining room is adjacent to the kitchen with ample room for a large table defined by a timeless chandelier

Kitchen/ Breakfast Area

- Silestone quartz countertops, tile backsplash and Westwood custom cabinetry
- Center island with bar seating for 2-3
- 2 pendant lights above the island
- Adjacent to the kitchen, a spacious breakfast area awaits, with ample room for a dining table, coffee table and lounging sofas
- The entirety of this space is illuminated by recessed lighting and natural light through large picture windows
- Volume control for the surround sound in the breakfast area
- Seamless transition to the comfort of the outdoor covered deck with room for an outdoor dining table

Office

- A spacious office is located through beautiful glass French doors
- Space for a generously sized desk illuminated by over-head light fixture
- Beautifully designed wall of built-in cabinetry and shelving with a spotlight accenting an art wall
- Plush carpeting, a large picture window adds lots of natural light

Main Level Primary Bedroom

- Plush carpeting, lighting with dimmer switch, a volume control for the surround sound system, ceiling fan, spacious custom walk-in closet with shelving and hanging space, and a 5-piece ensuite bathroom

Main Level Bathrooms

- 2-piece powder room features, tile flooring, pedestal sink, and a recessed light fixture above the mirror
- 5-piece primary bedroom ensuite offering a vanity with siltstone countertop with 2 undermount sinks, wood cabinetry, tile flooring, wall mounted mirror with recessed lighting above, frosted glass windows for privacy, tiled in glass world tub with hand wand shower head, and glass door shower with floor to ceiling tile

Lower Level

- Two bedrooms both feature, plush carpet flooring, and spacious closets, one bedroom features regular double door closet and the second bedroom features mirrored sliding door closet
- The lower level of this home additionally features a family/flex room and a den
- The family/flex room features tile flooring, windows, and an ample amount of built-in cabinetry
- The den is located on the other side of the wall and features tile flooring, and an over-head light fixture
- Possibility to add a door between the family/flex room and den to create an additional large bedroom with a walk-in closet

Lower Level Bathroom

- 3-piece bathroom with tile flooring, floating glass shelving, vanity with one sink, wall mounted mirror with over-head lighting, and acrylic glass door shower

Rec Room

- Spacious in size and perfect for the whole family
- Big windows flood this space with natural light
- Entire space is illuminated by recessed lighting
- Feature wall is accented with a Napoleon fireplace with tile surround, glass shelving on either side, lighted display alcove and built-in surround sound speakers above
- Plush carpeting throughout
- Easy access to outdoor living area through glass patio doors
- Built-in bar adjacent to the room, perfect for entertaining



LISTED BY SHERRY TRUMAN
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