



JANE HOFFMAN
REALTY

GORGEOUS NEWLY BUILT HOME WITH LEGAL SUITE



MARKETED BY SHERRY TRUMAN

*1444 Vineyard Drive
West Kelowna, BC*

DETAILS

Address	1444 Vineyard Drive West Kelowna, BC	Bedrooms	5
		Bathrooms	5, 4 Full. 1 half
		Finished Area	4420 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.21 Acres	Year Built	2023
Main Level	2378 sq. ft.	Exterior	Stone, Stucco
Lower Level	2043 sq. ft.	Roof	Torch On
View	Valley, Mountain, Lake	Heating	Natural Gas Forced Air, Electricity
Water	Municipal	Cooling	Central Air
Sewer	Connected	Garage/Driveway	Attached Triple
Fireplaces	1 Gas Fireplace	Foundation	Concrete
		Ownership	Freehold

ROOM SIZES

Main Level

Living Room: 20' 1 x 23' 11
Dining Room: 8' 7 x 20'
Kitchen: 27' x 21' 7
Pantry: 9' 1 x 7' 8
Laundry: 9' 1 x 7' 8
2-Piece Bathroom: 7' 5 x 5' 6
Primary Bedroom: 14' 2 x 27' 7
Walk-in Closet: 8' 4 x 10' 10
5-Piece Ensuite: 9' 8 x 12' 10
Bedroom: 10' 7 x 15' 7
Bedroom: 11' 7 x 15' 7
4-Piece Bathroom: 5' 5 x 13' 4

Lower Level

Room Sizes – Lower Level
Foyer: 8' 8 x 9' 8
Office: 10' 10 x 11' 7
Recreation Room: 16' x 15' 9
Kitchen: 14' 1 x 9' 1
Dining Room: 12' 7 x 15' 9
3-Piece Bathroom: 8' 1 x 5' 1
Bedroom: 12' 8 x 10' 1
Utility Room: 5' 7 x 6' 4
Bedroom - Suite: 12' 5 x 9' 10
Kitchen - Suite: 14' x 12' 9
Living Room - Suite: 14' x 16' 9
Bathroom - Suite: 8' 2 x 5' 5
Garage: 20' 1 x 36' 3

Inclusions

- Fisher & Paykel 5-burner stove top
- 2 Fisher & Paykel wall ovens
- Pot filler
- 2 Fisher & Paykel dishwasher drawers
- Fisher & Paykel fridge/freezer
- Samsung washer/dryer
- Silhouette wine fridge

Suite

- Fridge/freezer
- Electric oven, Microwave
- Dishwasher, Washer/Dryer

Mechanical

- Dsc security, Nest thermostat
- Neo electric blinds
- Built-in vac
- Goodman furnace, Navien hot water tank
- 200 amp service panel

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 1444 VINEYARD DRIVE

Located in the sought-after neighborhood of Lakeview Heights, this new build showcases a highly functional floor plan, excellent for a family, plus a 1-bedroom legal suite, great as a mortgage helper or for a multi-generational family. On the main level is a fantastic living space. The kitchen, dining, and living room open to one another, creating a nice flow. The gas fireplace in the living room is finished with a grey tile surround and custom floating shelves and cabinetry, providing storage solutions.

In the kitchen is an entertainment-sized quartz island with waterfall edge, a Fisher Paykel appliance packed including gas range with a pot-filler, cabinet-finished refrigerator, an abundance of cabinetry, and separate pantry pre-wired and plumbed for a spice kitchen.

Step through the sliding doors to a partially covered patio and enjoy outdoor living. Off this level is also a beautiful backyard with an inground pool backing onto a green belt for added privacy. Main level primary retreat with a 5-piece ensuite. Two additional bedrooms, a 4-piece bath, and a powder room. On the lower level is an excellent entertainment space with a full wet bar, wine feature wall for storing your favorite wine, a rec room, 1 bedroom, an office, and a bathroom. Off this lower level is an additional covered patio that leads to the backyard. Another bonus is the rooftop patio, ideal for taking in the gorgeous Okanagan Lake views. The home has a 3 car tandem garage. GST included.

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

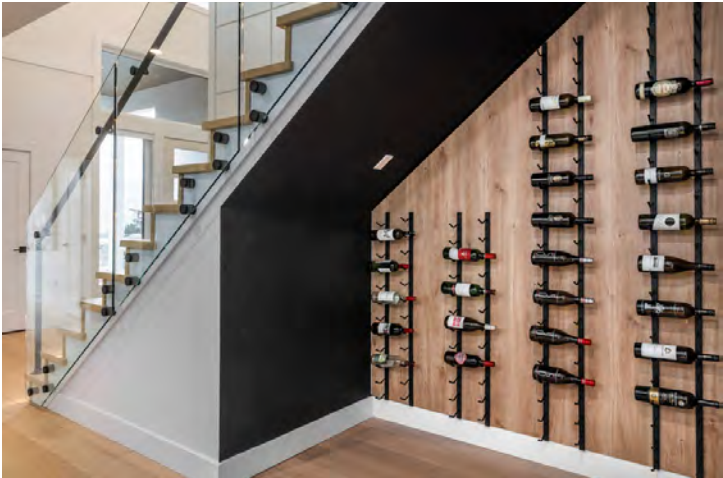


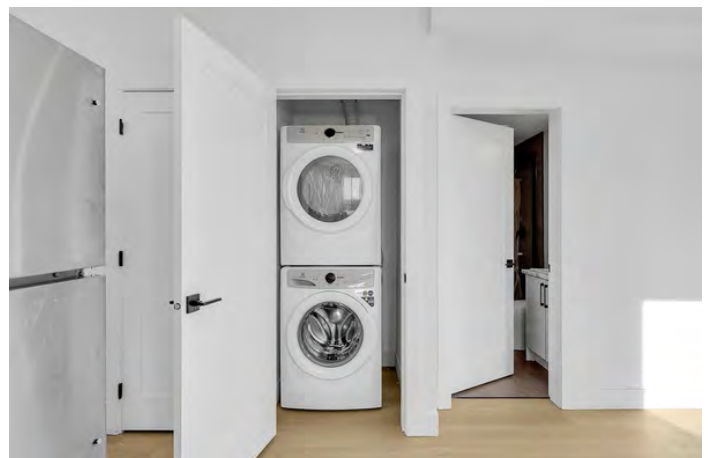
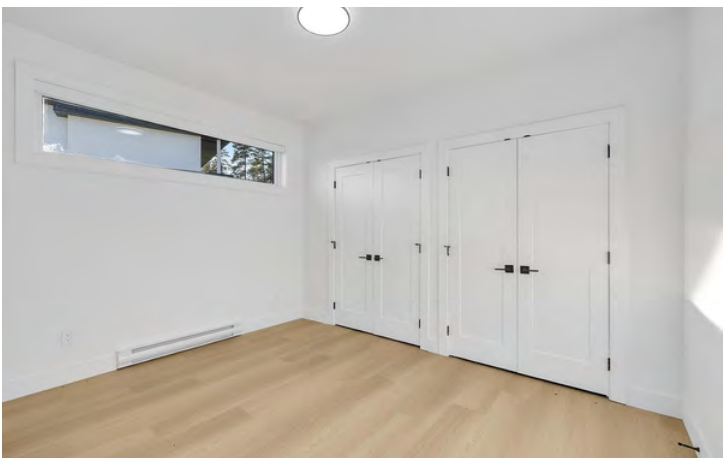










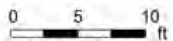


1444 Vineyard Dr, West Kelowna, BC

Main Floor Exterior Area 2440.18 sq ft
 Interior Area 2326.40 sq ft
 Excluded Area 119.81 sq ft



Lower Floor Exterior Area 1342.97 sq ft
 Interior Area 1237.30 sq ft
 Excluded Area 643.12 sq ft



PREPARED: 2024/01/31



DETAILED FEATURES

Exceptional Features

- This stunning home is located in the desirable community of Lakeview Heights
- Discover panoramic, sweeping views of Okanagan lake and mountains from this modern brand-new home
- Over 4000 sq. ft. of luxury living space with quality craftsmanship at every turn
- Approximately 12 ft. high ceilings in the living room and 10 ft. ceilings in the bedrooms and dining area
- No expense was spared when it comes to the exceptional details of this thoughtfully curated home
- The gourmet kitchen has a chef's dream stainless steel appliance package, beautiful quartz counters, kitchen island, custom cabinetry with under cabinet lighting, butler's pantry and well thought out design overlooking dining and living room
- Spacious butler's pantry features shelving and is completely wired for a potential second kitchen space
- Bright, open concept floor plan, engineered hardwood flooring throughout the home
- All cabinetry with soft close components
- Spacious tandem three car garage with epoxy flooring
- Automated blinds in main living area and primary bedrooms
- Convenient step lighting in staircase to lower level
- Rec room located on the lower level is a perfect space for the entire family with a spice kitchen/bar just off of the backyard perfect for entertaining
- This home features an abundance of outdoor living, from the deck off of the main living area to the outdoor oasis below with pool, lounging area, and a built-in outdoor fireplace
- Pool built by Everclear, 14' x 28' and 6' deep
- Another highlight of this home is the rooftop patio offering privacy and beautiful panoramic views of Okanagan lake and mountains
- Synthetic turf in front and backyard
- There is a spacious legal 1-bedroom suite easily accessible with its own separate entrance, great for someone looking for an additional income opportunity or wanting an in-law suite for visiting family
- Fantastic location just a short drive to wineries, golfing, shopping, parks, beaches, schools, and West Kelowna amenities

Kitchen

- Located to capture the expansive views of the lake and mountains
- Quartz countertops, tile backsplash and a mix of sleek white and wooden cabinetry with soft closing components
- Quartz center island with seating for 3 and additional built-in cabinetry
- 4 modern pendant lights above the island
- Recessed lighting, under cabinet task lighting
- Fisher & Paykel cabinet finished fridge blends seamlessly into the space
- This kitchen features a built in T.V. which shows video footage from outdoor security cameras
- Professional stainless-steel appliances and a large walk in butler's pantry
- Butler's pantry offers lots of shelving, plumbed & wired for a 2nd kitchen work space

Living /Dining Room

- Beautiful open concept with a bright and warm environment
- Extending the lengths of the rooms one wall are glass patio doors and windows creating an abundance of natural light
- Approximately 12 ft. high ceilings throughout, recessed lighting
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- Feature wall is perfectly accented with a gas fireplace with beautiful tile surround, media input above
- Wood floating shelving and cabinetry on each side of fire place with transom windows above
- Adjacent to the kitchen is the dining area with ample room for a large table
- Easy access to the comfort of the deck offering floating tile flooring, perfect for entertaining with room for additional outdoor seating, and glass railing

Laundry

- Samsung front load washer and dryer
- This space features tile flooring, built-in sleek white upper and lower cabinetry, quartz folding countertop, and a built-in undermount sink
- Located on the main level for added convenience
- Additional separate laundry located in the suite

Main Level Bedrooms

- Primary bedroom features, a beautiful accent wall with wall mounted light scones on either side of the bed, large windows with lake and mountain views, a custom walk-in closet with floor to ceiling built-in wood cabinetry, shelving and hanging space, a built-in makeup desk, and a 5-piece ensuite
- An additional two bedrooms located on this level both feature, hardwood flooring, windows with pull down blinds, spacious double door closets, and share a 4-piece Jack and Jill bathroom

Main Level Bathrooms

- 5-piece ensuite attached to the primary bedroom features, tile that expands the floors and walls, double floating vanity with two undermount sinks, wooden cabinetry below, large wall mounted mirror with built-in light fixtures, stand-alone tub with elegant over-head light fixture, and seamless glass shower with rainfall and handheld shower head
- 4-piece Jack and Jill shared between other two bedrooms on this level features, floating vanity with an undermount sink and white sleek cabinetry, large wall mounted mirror with bar lighting, tub/shower combination with sliding glass doors, rainfall shower head, and floor to ceiling tile surround with inset opening window
- 2-piece powder room located down the hall from the main living areas features, floating vanity with vessel sink and wood cabinetry, wall mounted mirror, and pendant light fixtures

Main Home Lower Level - 1 Bedroom

- Hardwood flooring, recessed lighting, and a spacious double door closet

Main Home Lower Level – 1 Bathroom

- 3-piece bath offering a floating vanity with undermount sink, wall mounted mirror bar lighting, marble tile flooring, and a walk-in shower with seamless glass sliding doors, floor to ceiling tile, rainfall and handheld shower wand

Main Home Lower Level Rec Room/Bar

- Hardwood flooring throughout, large windows
- This space is illuminated by recessed lighting and natural light
- Built in bar with quartz counters, sleek black cabinetry, soft closing drawers, undermount sink, wine cooler, floating shelving with built-in lights underneath, upper cabinet with built-in wine glass holder, and a spacious quartz center island with three modern pendant lights and bar seating for four, adjacent to the bar a wall mounted wine rack
- There is additionally space in this area for a games table
- Beautiful wood panel feature wall is beautifully accented with a floating wood cabinetry and built in wall media outlet
- Perfect for the whole family and great for entertaining with the bar and access through sliding glass doors to the covered private outdoor patio/dining table with recessed lighting and in ground pool/lounging area.

Lower Level Main Home Office

- A spacious office is located near the front of the home
- Space for a generous sized desk illuminated by recessed lighting
- A large window adds natural light
- This room could be used as another bedroom

1 Bedroom Legal Suite with Separate Entrance

Living Room/Kitchen

- Large windows with lake and mountain views, hardwood flooring throughout
- Open concept living room & kitchen provides a bright, warm environment
- Two spacious closets, one with a washer/dryer and one for coats, shoes & storage
- Sleek white cabinetry and center island
- Fully equipped with professional stainless-steel appliances

Bedroom & Bathroom

- Down the hall is the bedroom offering windows with pull down blinds, over-head light fixture, spacious closet, and hardwood floors
- Full 3-piece bathroom

Backyard/Pool

- The outdoor living areas are conveniently accessible from every level of the home
- A very private resort-like paradise backyard offering a swimming pool, covered patio with room for dining table seating area, fireplace and turf
- Pool is 14 x 28 and 6 ft. deep, comes with a safety pool cover as well as a roll out pool cover
- Behind the backyard is a non-disturb zone, meaning nothing will be built directly behind you
- A deck off of the main living room and a spacious roof top patio both provide stunning views of the lake, valley and mountains



LISTED BY SHERRY TRUMAN

Personal Real Estate Corporation

C: 250-215-9006

T: 250-866-0088

E: sherry@janehoffman.com



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250-866-0088
JANEHOFFMAN.COM