



JANE HOFFMAN  
REALTY

# SCENIC 7.04 ACRE ESTATE PROPERTY



PROUDLY MARKETED BY JANE HOFFMAN

*2950 Balldock Road*  
*Kelowna, BC*

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## DETAILS

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<b>Address</b>	2950 Balldock Road Kelowna, BC	<b>Bedrooms</b>	8
		<b>Bathrooms</b>	7, 5 Full, 2 Half
		<b>Finished Area</b>	9371 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	7.04 Acres	<b>Year Built</b>	2017
<b>Water</b>	Municipal	<b>Exterior</b>	Stone, Stucco
<b>Sewer</b>	Septic System	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	Mountain	<b>Heating</b>	Natural Gas Force Air
<b>Main Level</b>	5239sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	4132 sq. ft.	<b>Fireplace</b>	2 Fireplaces
<b>Foundation</b>	Concrete	<b>Garage/Driveway</b>	Two attached - parking for 5 Detached - parking for 4

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### Main Residence

#### Room Sizes - Main Level

Foyer: 17' 2" x 17' 1"  
Living Room: 22' x 17'  
Kitchen: 28' x 18' 5"  
Pantry: 6' 8" x 13' 5"  
Mud Room: 9' 11" x 10' 7"  
Office: 10' 8" x 14'  
2-Piece Bathroom: 10' 1" x 7' 6"  
Bedroom: 21' 2" x 14' 8"  
Laundry: 10' x 21' 9"  
Garage: 29' 9" x 22' 8"  
Garage: 33' x 25' 3"  
Detached Garage: 43' x 24' 11"

### Main Residence

#### Room Sizes - Upper Level

Theater Room: 27' 6 x 18' 5  
Primary Bedroom: 21' 2 x 16' 11

### Upper Level Cont'd

Walk-in Closet: 12' 10 x 7' 7  
4-Piece Ensuite: 16' 2 x 14' 3  
Bedroom: 15' 6 x 14' 8  
Walk-in Closet: 8' 5 x 5' 4  
Bedroom: 14' 3 x 18'  
Walk-in Closet: 9' 5 x 6' 1  
3-Piece Bathroom: 9' 5 x 8' 10  
Bedroom: 16' 10 x 14' 9  
4-Piece Bathroom: 8' 1 x 12' 5  
Laundry: 6' 11 x 17' 9

### Room Sizes - Main Level Suite

Foyer: 7' 11 x 10' 3  
Kitchen: 19' 10 x 17' 8  
Living Room: 18' x 16' 10  
Dining Room: 10' x 17' 10  
2-Piece Bathroom: 9' 3 x 7' 6  
Laundry: 13' 2 x 11' 6  
Pantry: 13' 2 x 7' 5

### Suite -Main Level Cont'd

Primary Bedroom: 27' 9 x 18'  
5-Piece Ensuite: 16' 2 x 14' 1  
Walk-in Closet: 14' 4 x 10' 4

### Room Sizes - Upper Level Suite

Bedroom: 11' x 13' 3  
Bedroom: 10' 11 x 13' 3  
Walk-in Closet: 8' 1 x 6' 7  
4-Piece Bathroom: 8' 1 x 11' 8

**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 2950 BALDOCK ROAD

Picturesque estate in Southeast Kelowna resting on approximately 7+ pristine acres, with a Tuscan-inspired residence offering over 9000 sq. ft. of luxury living with 6 beds and 7 baths. This home has been uniquely divided into 2 separate living spaces, making it ideal for multi-generational living.

Designed to be a private oasis for entertainment and tranquility, the property features a high-end concrete 20x40 saltwater pool with a Baja shelf, multiple patios for outdoor living with a fireplace & TV, an outdoor kitchen, a detached 25x40 shop, horse barn/paddock, raised garden boxes, and 3 ponds surrounding the yard, creating an exceptional ambiance.

The main home has been beautifully designed for a large family; the upper level offers 4 beds, including a "luxury hotel-like" primary retreat with a spa-like ensuite. A custom media/home theatre and games room with deck access offer a high-end experience for the "tech" in the family.

The separate accommodation offers quality finishes and a spacious design for the extended family/in-laws. This completely private space features 3 bedrooms, 3 bathrooms, an oversized garage, and a patio to enjoy the tranquility of the surrounding ponds.

This is an excellent opportunity to enjoy a rural setting surrounded by vineyards, orchards, only minutes to Myra Canyon recreational park for hiking/biking, trail riding, and the City of Kelowna amenities. 9 vehicle garage parking and 9 outdoor parking spaces.

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



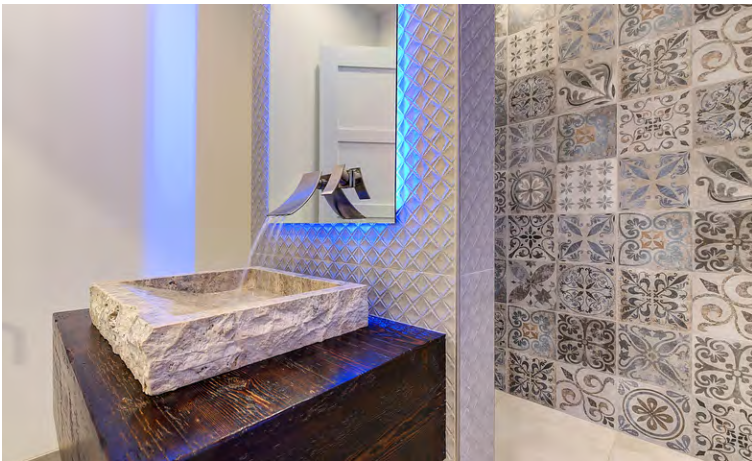
























# 2950 Balldock Rd, Kelowna, BC

Main Floor Exterior Area 5238.82 sq ft  
Interior Area 4912.66 sq ft  
Excluded Area 1575.15 sq ft



PREPARED: 2024/03/27



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.



# 2950 Balldock Rd, Kelowna, BC

2nd Floor Exterior Area 3281.64 sq ft  
Interior Area 2998.97 sq ft



PREPARED: 2024/03/27

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.

# 2950 Balldock Rd, Kelowna, BC

Upper Exterior Area 850.46 sq ft  
Interior Area 726.09 sq ft



PREPARED: 2024/03/27



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.



## EXCEPTIONAL FEATURES

- Over 9000 sq. ft. of living space consisting of the main residence with 4 bedrooms & 4 baths and the suite with 3 bedrooms & 3 baths, perfect for multi-generational living
- Located on 7 acres of for peaceful, private living
- Two attached garages with room for 5 vehicles
- EV charger located in the garage
- Oversized detached 25 ft. x 40 ft. shop with room for 4 vehicles
- 27 kilo solar panels - saves approximately \$1500 a month / installed by Okanagan Solar
- 3 beautiful ponds on the property
- Main residence features a custom theater room with sound proofed walls
- This house features a total of 3 laundry rooms for added convenience
- Stone feature walls throughout the home add a timeless element
- Crestron lighting control throughout the home
- Power blinds on all windows in the main residence
- Located minutes from Myra Canyon, wineries, and hiking trails and just a short drive to all the city of Kelowna amenities

## Outdoor Living

- Salt-water concrete pool 20 x 40, features Baja shelf, jets, and waterfall, 10 ft. at the deep end
- Hot tub
- Horse stable with power and water hook-ups
- Artificial turf area
- Outdoor kitchen/living area with a built-in Napoleon BBQ, fireplace, and outdoor media input
- Multiple fruit trees, entire property is irrigated

## Main Residence

### Foyer

- Grand front entrance
- Arched front double door entry with glass inserts, transom window above the door
- Exquisite brick feature wall surrounds the front door
- High ceiling upon entering, highlighted by a timeless chandelier

### Kitchen

- Quartz countertops/backsplash and shaker-style cabinetry with soft closing feature
- Cabinetry is accented by stainless steel hardware and extends to the ceiling for ample storage
- Stunning center island with built-in cabinetry, and seating for four
- The perfect choice of 3 pendant lights above the island, kitchen cabinetry has under cabinet task lighting
- The function of this kitchen is enhanced by professional stainless-steel appliances and a large walk-in butler's pantry
- Warm toned stone feature wall surrounds the fridge
- Beautiful wood lined tray ceiling with recessed lighting
- Butler's pantry features, upper and lower cabinetry, counter space, undermount sink, built-in ovens, built-in coffee machine, and floating shelving
- The kitchen is located to capture the peaceful views of nature

## **Living Room/Dining**

- Open concept living room provides a bright and inviting environment
- Wall of glass deck doors and windows creates an abundance of natural light
- High ceiling adds an open airy ambience
- Relax and enjoy this inviting room capturing the beautiful views
- Feature wall is perfectly accented with beautiful floor to ceiling stone that surrounds the fireplace with media input above
- Floating shelving to the side of the feature wall, recessed lighting
- Open concept with the dining area with ample room for a large table accented by a chandelier that complements the lighting over the kitchen island
- Easy flow to the comfort of the outdoor living area, perfect for entertaining

## **Office**

- Office space on the main level of this home is currently being used as a home business office, but could be used as another bedroom
- A beautiful faux brick feature wall adds a warm, inviting element to the room
- Illuminated by recessed lighting
- Wall mounted media input

## **Main Level Bathroom**

- 2-piece powder room located in the heart of the main level features, a vanity with a beautiful stone sink and waterfall faucet, and textured tile that surrounds a wall mounted mirror

## **Laundry Room**

- Main residence has two spacious laundry rooms
- One on each level for added convenience
- Laundry room on the main level is conveniently located off of the garage with tile flooring, floor to ceiling cabinetry, front load stackable washer/dryer, undermount sink with window above, and tile feature wall
- The laundry room on the upper level has upper and lower cabinetry plus a wall cabinet, front load washer/dryer, folding counter, undermount sink and large window

## **Upper Level Theater Room**

- Large projector screen
- Sound proofing walls – 1 inch thick
- Plush carpeting
- Built-in bar with beverage fridge, bar seating for 4, and wall mounted TV
- Large glass doors lead to the outdoor deck
- A spacious, comfortable room for gathering with friends, and entertaining

## **Upper Level Bedrooms**

- Primary bedroom features plush carpeting, exquisite floral feature wall, built-in bedside tables on each side of the bed, walk-in closet, wood paneling feature on ceiling with recessed lighting, double glass doors leading to outdoor balcony, and a 4-piece ensuite
- Second bedroom finished with carpeting, recessed lighting, floating shelving, two large windows, spacious walk-in closet, and a 3-piece ensuite
- An additional two bedrooms located on this level share a Jack and Jill style bath and both feature, plush carpeting, a feature wall, spacious closets, and large windows

## **Upper Level Bathrooms**

- 4-piece ensuite attached to the primary bedroom features, tile flooring, two separate vanities with vessel sinks, wall mounted mirrors, seamless glass shower with built-in bench, and a free-standing tub, the walk-in closet is also located on the other side of the ensuite
- 3-piece ensuite attached to the second bedroom features, tile flooring, vanity with under lighting, undermount sink, wall mounted mirror, feature textured wall, and seamless glass shower with wand shower head
- 4-piece Jack and Jill bath features, vanity with two undermount sinks, one large wall mounted mirror with three hanging light fixtures, tile flooring, and a seamless glass shower with a wand shower head

## **Suite**

### **Foyer**

- Grand front entrance, arched double door entry with glass insets
- High tray ceiling upon entering accented by elegant chandelier

## **Living Room**

- Bright open concept with the kitchen and dining area, perfect for entertaining
- Floor to ceiling windows capture the serene views of nature
- Hardwood floors
- Beautiful coffered ceiling, adds a pleasing element to the space
- Feature wall is beautifully accented by corbels on both sides of the electric fireplace, with wall mounted media above

## **Kitchen/Dining**

- Sky light located in the center of the kitchen/dining area
- Crown mouldings
- Granite countertops, large granite center island with beveled edges and corbels on lower cabinetry below the bar seating
- Island has seating for six and is illuminated by two pendant light fixtures
- Abundance of antiqued ivory upper and lower cabinetry, with soft close components
- Convenience meets luxury with the spacious walk-in pantry
- Dining area is convenient to the kitchen with room for large dining table accented by a beautiful chandelier that complements the lighting over the island

## **Laundry Room**

- LG washer/dryer

## **Main Level Bedroom**

- Primary bedroom features, plush carpeting, a tray ceiling with crown molding, timeless chandelier, large windows, a walk-in closet, and a 5-piece ensuite

## **Main Level Bathrooms**

- 2-piece powder room conveniently located on the main floor
- A 5-piece ensuite attached to the primary bedroom

## **Upper Level Bedrooms and Bathroom**

- Two bedrooms on this level share a 4-piece Jack and Jill bathroom

## **Inclusions**

### **Main Residence**

- Brigade fridge/freezer
- Wolf range, gas cook-top
- Miele dishwasher
- Wolf coffee machine
- JennAir wall oven
- LG washer x2, LG dryer x2
- Danby beverage fridge

### **Suite**

- DSC range, gas cook-top, pot filler
- Whirlpool dishwasher
- Whirlpool microwave
- Whirlpool wall oven
- Whirlpool fridge/freezer
- Frigidaire fridge
- Samsung fridge
- LG washer & Dryer

### **Exclusions**

- Suite - The patio furniture & firepit on deck.  
Curtains in the master bedroom. Standup  
freezers in the garage
- Main Residence - Large blue speakers in main  
home living room

### **Mechanical**

- 6 zones of A/C
- Goodman Furnace x2
- Crestron lighting control
- Surround sound
- Mvac x2
- Power blinds
- Honeywell thermostat
- DSC security
- Reversed osmosis
- Nu-air, Hepa air cleaner
- IBC boiler

2950 BALLDOCK ROAD

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**LISTED BY JANE HOFFMAN**

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**Unison**

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