



**JANE HOFFMAN**  
REALTY

## MODERN CUSTOM LAKEVIEW HOME - POOL



**MARKETED BY SHERRY TRUMAN**

*1658 Touriga Place*  
*West Kelowna, BC*

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## DETAILS

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<b>Address</b>	1658 Touriga Place West Kelowna, BC	<b>Bedrooms</b>	6
		<b>Bathrooms</b>	6, 5 Full. 1 half
		<b>Finished Area</b>	5516 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.34 Acre	<b>Year Built</b>	2023
<b>Main Upper Level</b>	2951 sq. ft.	<b>Exterior</b>	Stucco, Siding
<b>Entry Level</b>	2566 sq. ft.	<b>Roof</b>	Torch On
<b>View</b>	Lake, Valley, Mountain	<b>Heating</b>	Forced Air, Radiant Floor
<b>Water</b>	Municipal	<b>Cooling</b>	Central Air
<b>Sewer</b>	Connected	<b>Garage/Driveway</b>	Attached 4-Car Garage
<b>Fireplaces</b>	2 Electric Fireplaces	<b>Foundation</b>	Concrete
		<b>Ownership</b>	Freehold

## ROOM SIZES

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### Main Upper Level

Living Room: 21' 3 x 18' 1  
Dining Room: 9' x 18' 2  
Kitchen: 21' 1 x 18' 2  
Pantry: 7' x 10' 1  
2-Piece Bathroom: 7' x 6' 8  
Primary Bedroom: 22' 8 x 22' 10  
Walk-in Closet: 10' 3 x 22' 11  
5-Piece Ensuite: 21' 2 x 10' 3  
Bedroom: 17' 8 x 11' 2  
3-Piece Ensuite: 5' 6 x 8' 3  
Bedroom: 17' 8 x 12' 3  
3-Piece Ensuite: 5' 2 x 8' 7

### Lower Entry Level

Foyer: 17' 4 x 11' 10  
Family Room: 22' 2 x 31' 11  
Bar: 16' 10 x 11' 5  
Wine Cellar: 5' x 11' 1  
3-Piece Bathroom: 10' 1 x 8' 8  
Bedroom: 13' x 12' 2  
Bedroom: 10' 1 x 9' 1  
Laundry: 18' 2 x 10' 7  
Storage: 6' 4 x 8' 9  
Utility Room: 9' 4 x 10' 6

### Suite

Kitchen: 20' 11 x 17' 11  
Bedroom: 13' x 10' 3  
3-Piece Bathroom: 5' 6 x 8' 1  
Garage: 35' 11 x 36' 2

### Inclusions

- Whirlpool oven
- Whirlpool fridge/freezer
- Bloomberg washer/dryer
- Kitchen King hood vent
- Electrolux washer/dryer
- Silhouette beverage fridge
- Gas 6-burner Fisher Paykel range
- Fisher Paykel dishwasher drawers
- Fisher Paykel fridge/freezer
- Electric wall oven, Convection oven
- Fisher Paykel built-in coffee machine

### Mechanical

- Super central vac
- Navien hot water tank
- Furnace, on demand heated flooring
- 100 amp service panel (x2)
- Nest thermostats, DSC thermostat
- Wired for electric blinds

**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 1658 TOURIGA PLACE

Modern custom home with stunning panoramic views of Okanagan Lake and West Kelowna. Located in the sought-after neighborhood of Vineyard Estates. A stunning design with attention to detail throughout creating an overall cohesive look.

As you enter the home on the main level, you'll come to a spacious foyer with soaring ceilings extending to the upper level. On this level is a fabulous rec room designed for entertaining. The space offers room for a seating area with a TV, a pool table and features a full bar with counter seating for gathering. Enjoy seamless access to the backyard with a covered patio and large saltwater pool. This level offers 2 beds and a 1-bed legal suite.

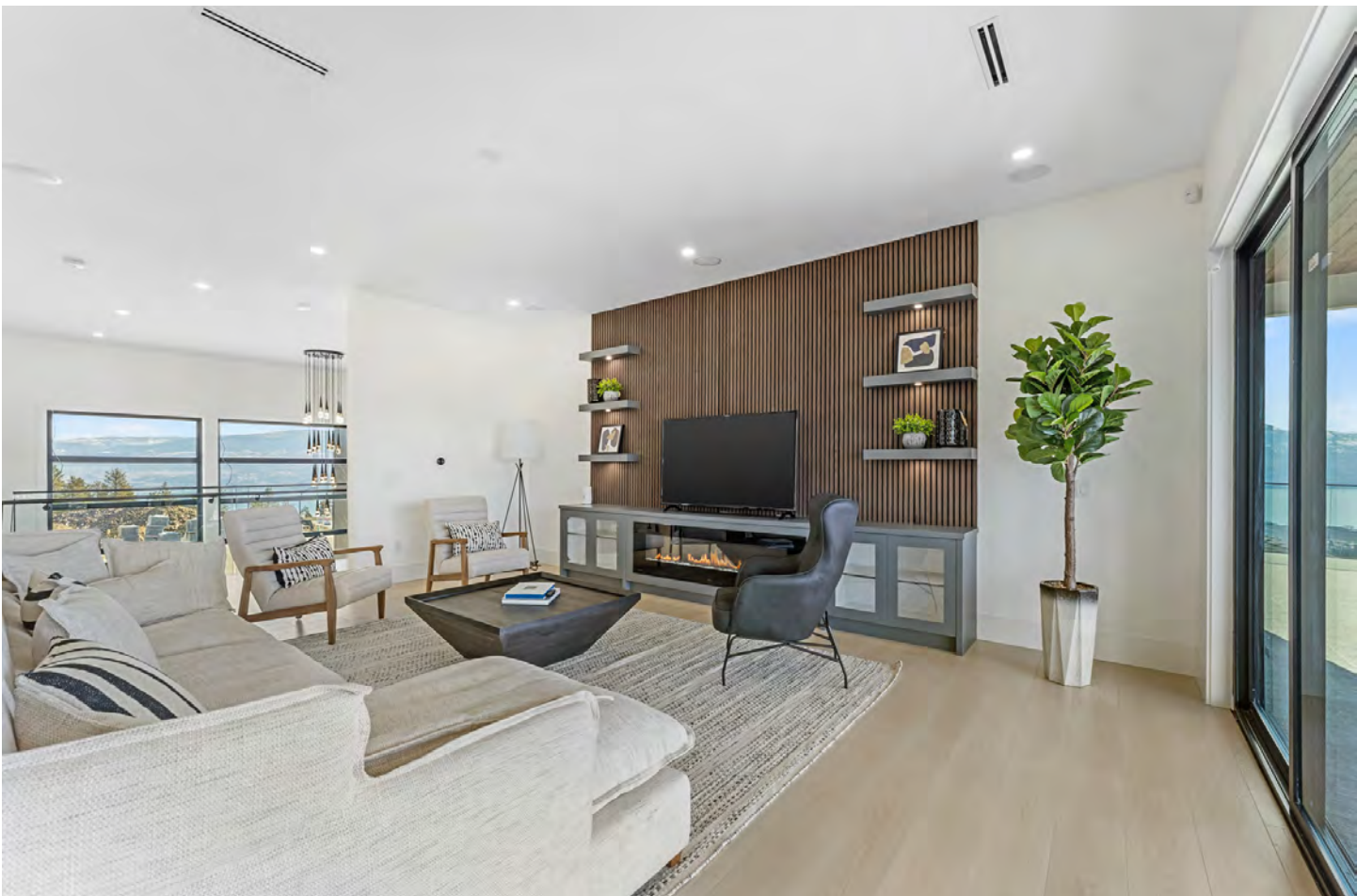
On the upper level is a bright and open space comprising the main living area. Large windows showcase the view. In the living room is a unique custom designed wood panel feature wall with floating shelves, and a fireplace. The kitchen is an entertainer's delight with a beautiful quartz centre island and professional Fisher & Paykel appliances. Large sliding doors provide access to the covered patio with ample room for grilling and dining. The primary bedroom is the ultimate retreat with a luxurious ensuite, and a designer walk in closet. 2 additional bedrooms with ensuites. A notable feature of this home is the spacious 4 car garage with high-ceilings, providing room for RV or boat parking.

Close proximity to excellent schools, sandy beaches and world-class wineries.

**Listing Agent Sherry Truman** | Contact [sherry@janehoffman.com](mailto:sherry@janehoffman.com) or 250-215-9006



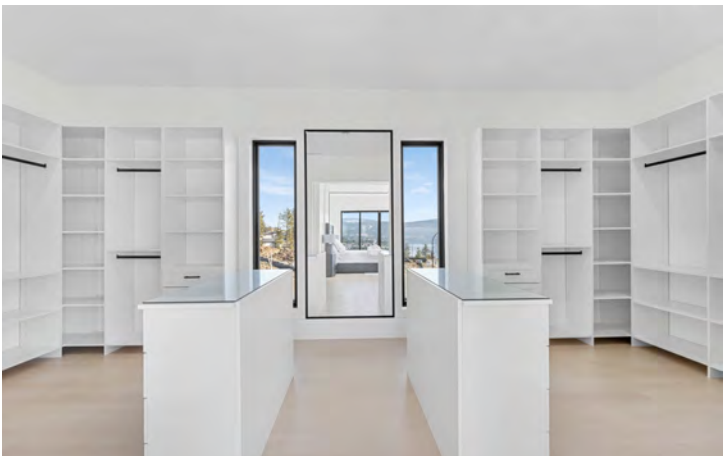














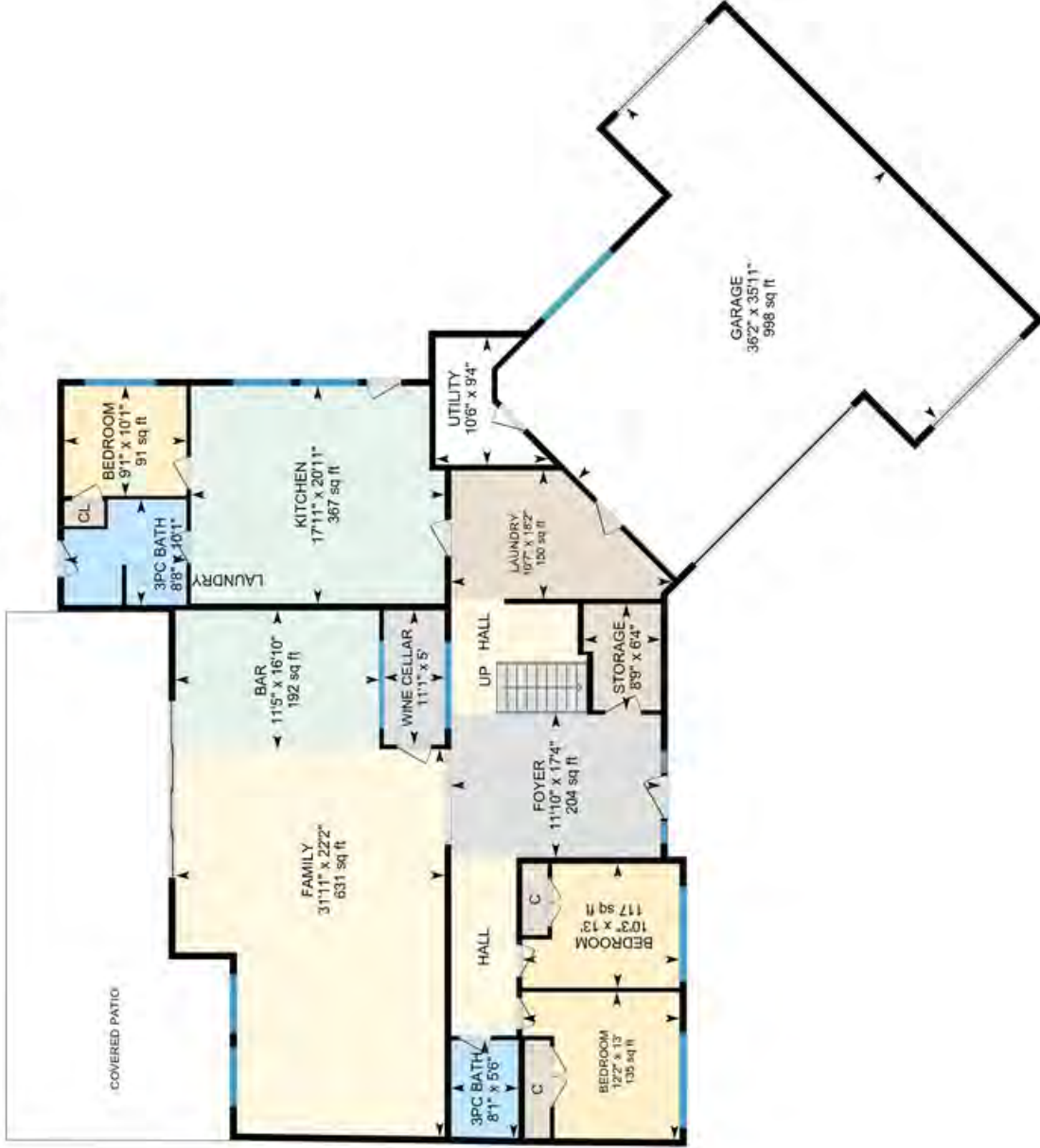






# 1658 Touriga, West Kelowna, BC

Main Floor Exterior Area 2565.82 sq ft  
Interior Area 2438.35 sq ft  
Excluded Area 1145.60 sq ft



PREPARED: 2024/03/08



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.

# 1658 Touriga, West Kelowna, BC

1st Floor Exterior Area 2950.66 sq ft  
Interior Area 2797.23 sq ft  
Excluded Area 147.10 sq ft



PREPARED: 2024/03/08



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.

## DETAILED FEATURES

### Exceptional Features

- Welcome to luxury living in the desirable community of Vineyard Estates
- Over 5500 sq. ft. of modern living perched on large 0.34 acre lot
- Discover panoramic views of Okanagan Lake and Valley from this stunning home
- Attention to detail and exceptional fine details throughout of this thoughtfully curated home
- The gourmet kitchen has a chef's dream with Fisher Paykel stainless-steel appliance package, beautiful polished granite counters, large island with waterfall edge & butler's pantry
- The kitchen features a built-in Samsung TV, security camera
- Bright, open concept floor plan
- Beautiful wine cellar on the lower level with glass walls
- This home features an abundance of outdoor living, from the deck off of the main living area to a patio off the lower level, with a large lounging area and pool
- Oversized four car garage with high ceilings & oversize parking pass thru garage doors for private RV storage
- Wired for electric blinds throughout, in floor radiant heat
- Nest thermostats so each room can be temperature controlled
- Spacious floor plan with 6 bedrooms & 6 bathrooms, all upper level bedrooms have ensuite bathrooms
- This home features 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. Perfect for home business or gym
- 16 ft. x 32 ft. saltwater pool with automatic cover, wired for hot tub
- Plumbed for outdoor kitchen
- Fantastic location just a short drive to wineries, golfing, shopping, parks, beaches, schools, and West Kelowna amenities

### Living Room

- Beautiful open concept, this living room opens up off of the kitchen and dining area and provides a bright and airy environment
- Wall of windows and glass deck doors create an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- Feature wall is perfectly accented with beautiful wood paneling that surrounds the electric fireplace, media input above and floating shelving with under lighting
- Recessed lighting
- Seamless transition to the comfort of the covered area of the deck, perfect for entertaining with large seating/dining area. Deck has wood soffits with recessed lighting

### Kitchen/Dining

- Floor to ceiling sleek built-in cabinetry, tile backlash, and quartz countertops
- All cabinetry features a soft-closing components, and under cabinet lighting
- Meal prepping is enhanced by Fisher Paykel stainless-steel appliances
- A coffee maker is built-into the cabinetry adding a touch of luxury
- Beautiful center island with seating for four is illuminated by a perfectly proportioned modern light fixture, built-in Samsung TV
- Cabinet finish fridge blends with the design of the space



### **Kitchen/Dining Cont'd**

- The cabinetry has custom insets for spices on either side of the oven, as well as pull out features for garbage and recycling
- Luxury meets convenience with this spacious butler's pantry, with additional cabinetry and shelving
- Dining area is convenient to the kitchen, defined by a modern hanging light fixture, surrounded by picture windows streaming natural light and capturing the expansive views

### **Upper Main Level Bedrooms**

- Primary bedroom offers a feature wall with built-in lighting, view windows, sliding glass doors to outdoor patio, sliding door access to large walk-in closet with two islands, shelving and cabinetry, and a 5-piece ensuite
- An additional two bedrooms on this level both feature, large windows, spacious walk-in closets, and 3-piece ensuites

### **Upper Main Level Bathrooms**

- 2-piece powder room features a floating vanity with vessel sink, and a wall mounted arched mirror with the perfect choice of sconce lights on each side of the mirror
- 5-piece ensuite attached to the primary bedroom features a vanity with two vessel sinks, a large wall mounted mirror, tile flooring, a free standing tub, and a spacious frameless glass walk-in shower with a handheld wand showerhead as well as a waterfall shower coming down from the ceiling, contrasting tiled ceiling over the bath/shower area creates a pleasing design element. Wood cabinetry and shelving extends one entire wall in this ensuite
- Two 3-piece ensuites both feature, tile flooring, vanity with undermount sinks, wall mounted mirror with built-in lighting, and seamless glass showers with tile surround and rain and wand shower heads

### **Entry Level**

#### **Bedrooms**

- Two bedrooms that both feature hardwood flooring, spacious closets, and large view windows
- An additional bedroom located in the 1-bedroom suite on this level

#### **Bathrooms**

- 3-piece main bathroom has tile flooring, vanity with undermount sink, wall mounted mirror, and a seamless glass shower with tile surround and rainfall and wand showerheads
- A 3-piece bath located in the suite on this level

#### **Family Room**

- Tile flooring, recessed lighting and natural light
- Built in bar offers sleek, lighted, display cabinetry, soft closing drawers, undermount sink, and a spacious center island with seating for four, beverage fridge
- Space for additional table seating
- Glass walls showcase the spacious wine room
- Adjacent to the bar there is a large lounging area

### **Family Room Cont'd**

- Feature wall is accented by an electric fireplace, floating cabinetry with undermounted lighting, and wood panel accents
- Large illuminating windows surround this space with stunning views of Okanagan lake and mountains
- Great for entertaining with the bar and access through sliding glass doors that take you to your awaiting covered private outdoor balcony with lounging area, in ground pool, and recessed lighting

### **Laundry**

- Front load washer and dryer
- Tile flooring, upper and lower cabinetry, folding counter, undermount sink
- Located off the garage with lots of storage

### **1-Bedroom Legal Suite**

- Easy access with its own separate entrance

### **Living Room**

- Large windows with mountain views, hardwood flooring
- Warm and bright, open concept living room

### **Kitchen**

- Sleek cabinetry, fully equipped with professional stainless-steel appliances
- Open concept, over-looking the main living area
- Washer and dryer

### **Bedroom**

- Large windows, over-head light fixture, spacious closet, and hardwood floor

### **3-Piece Bathroom**

- Seamless glass shower with tile surround, rain and wand showerheads, vanity with undermount sink with all mounted mirror and bar lighting, tile floor





**LISTED BY SHERRY TRUMAN**

**Personal Real Estate Corporation**

C: 250-215-9006

T: 250-866-0088

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

  
**Unison**

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



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