



JANE HOFFMAN

REALTY

BREATHTAKING CUSTOM LAKEVIEW HOME - POOL



MARKETED BY SHERRY TRUMAN

***3349 Vineyard Drive
West Kelowna, BC***

DETAILS

Address	3349 Vineyard Drive West Kelowna, BC	Bedrooms	4
		Bathrooms	3, 2 Full. 1 half
		Finished Area	3073 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.28 Acre	Year Built	2015, Upgraded
Main Level	2035 sq. ft.	Exterior	Stone, Stucco
Lower Level	1037 sq. ft.	Roof	Torch On
View	Lake, Valley, Mountain	Heating	Natural Gas Forced Air
Water	Municipal	Cooling	Central Air
Sewer	Connected	Garage/Driveway	Attached Double
Fireplaces	1 Electric Fireplace	Foundation	Concrete
		Ownership	Freehold

ROOM SIZES

Main Level	Lower Level	Inclusions
Living Room: 22' 7 x 22' 5	Recreation Room: 17' 9 x 18' 3	<ul style="list-style-type: none">• Electrolux fridge/freezer
Dining Room: 15' 6 x 10'	3-Piece Bathroom: 11' 5 x 6'	<ul style="list-style-type: none">• Wolf gas stove top, hood vent
Kitchen: 16' x 17' 2	Bedroom: 19' 7 x 11' 10	<ul style="list-style-type: none">• Miele dishwasher
Pantry: 6' 10 x 5' 10	Bedroom: 17' 9 x 14' 1	<ul style="list-style-type: none">• Bosch wall ovens with side handles (x2)
Primary Bedroom: 15' 7 x 16' 6	Utility Room: 16' 9 x 9' 2	<ul style="list-style-type: none">• Panasonic microwave
Walk-in Closet: 8' 11 x 9' 2		<ul style="list-style-type: none">• Samsung washer/dryer
5-Piece Ensuite: 11' 5 x 12' 6		<ul style="list-style-type: none">• Electrolux washer/dryer
Bedroom: 18' 4 x 13' 11		<ul style="list-style-type: none">• Silhouette wine fridge
2-Piece Ensuite: 7' 4 x 5' 9		Mechanical
Walk-in Closet: 3' 5 x 5' 9		<ul style="list-style-type: none">• Trane smart home, Security
Laundry: 15' 7 x 8' 6		<ul style="list-style-type: none">• Life breath ventilation
Studio: 6' 11 x 16' 7		<ul style="list-style-type: none">• Updated Hepa Air Filter System
Garage: 22' 11 x 27'		<ul style="list-style-type: none">• Mvac, Navien hot water tank
		<ul style="list-style-type: none">• Culliagan water softener
		<ul style="list-style-type: none">• Culliagan reverse osmosis drinking water system
		<ul style="list-style-type: none">• 100 amp service panel
		<ul style="list-style-type: none">• Broan thermostat, Ouellette thermostat
		<ul style="list-style-type: none">• EV charger

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 3349 VINEYARD DRIVE

Breathtaking custom home, built by Vineyard View Homes, and located in Vineyard Estates. This home boasts gorgeous landscaping, panoramic lake and city views, and features quality finishings with over \$400K in upgrades. Located on the greenbelt and set back from the road you'll also enjoy exceptional privacy. The living room features soaring ceilings complemented by floor-to-ceiling windows to maximize the view. Windows have been coated with 3M for sun and heat protection. A gas fireplace with a wine display creates a separation between the living room and kitchen.

The gourmet kitchen is a chef's delight. It features white quartz counters, contrasting white high-gloss upper cabinetry, dark wood lower cabinetry, and a professional stainless-steel appliance package with a 6-burner gas range plus an entertainment-sized island. From the kitchen, step out to one of two tranquil backyard retreats with a partially covered patio area for grilling and dining. Primary bedroom is located on the main floor and features a 5-piece ensuite.

On the lower level are 2 bedrooms and a rec room. Enjoy seamless access to the most amazing backyard retreat. Surrounded by mature landscaping, it features a custom pergola, a saltwater pool with a retractable cover for added safety, an elevated deck, hot tub, and more sensational lake views. Off the oversized 2-car garage is a bonus space with skylights that would make an excellent art studio or gardening space. This is a truly remarkable home.

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



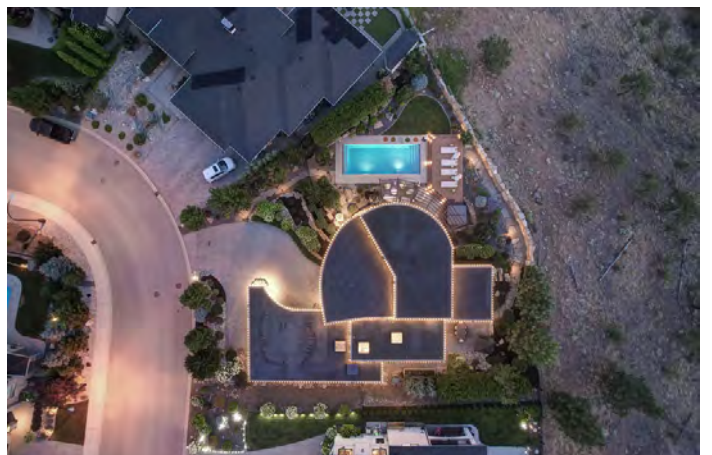












3349 Vineyard View Dr, West Kelowna, BC

Main Floor Exterior Area 2035.25 sq ft
Interior Area 1910.52 sq ft
Excluded Area 665.63 sq ft



PREPARED: 2023/07/14



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.

3349 Vineyard View Dr, West Kelowna, BC

Lower Level Exterior Area 1037.29 sq ft
Interior Area 958.07 sq ft



PREPARED: 2023/07/14



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

- Enjoy panoramic views of Okanagan lake and mountains from this stunning custom home
- Over 3000 sq. ft. of luxury living space showcasing quality craftsmanship throughout with attention to fine details in the design
- The gourmet kitchen has a chef's dream stainless steel appliance package, beautiful polished quartz counters, kitchen island, custom Westwood cabinetry with under cabinet lighting and convenient butler's pantry, all cabinetry is soft closing
- Bright, open concept floor plan, engineered hardwood flooring throughout
- Spacious two car garage with Tesla EV charger
- Just off of garage is a studio which could be used as a multiple purpose workshop
- DSC security system set-up
- Electric powered blinds on all windows, with exception of the two small windows in the lower bedrooms
- Upgraded metal floor vents \$3,100 - increased performance of the heating/air conditioning
- Upgraded trellis/ pergola 2022-2023 - \$67,000 (free standing from the house)
- Additional fencing (north side) \$2,200
- Rewrapping complete house windows with 3M tinted film, June 2023
- Electric, retractable blind coverings on the skylight windows
- Electric sunshade on patio
- Stair lighting to the lower for optimal convenience
- 2-piece ensuite on main level is roughed in and approved for a shower so could become a full bath if desired
- Rec room located on the lower level is a perfect space for entertaining, bar with a beverage cooler and just off of the backyard
- Outdoor paradise offers a patio off of the main living area to the outdoor oasis below with pool, hot tub, and lounging area - totally secured by metal fencing, feature stone wall & 2 secured metal gates
- Saltwater pool, remote pool controls - able to open and close the cover without going to the permanent control panel outside
- Surround sound in upper/lower patio and pool areas
- Fantastic location just a short drive to wineries, golfing, shopping, parks, beaches, schools, and West Kelowna amenities

Kitchen

- Polished stone countertops, tile backsplash glossy sleek white cabinetry with soft closing components
- Stunning quartz center island with seating for four and additional built-in cabinetry
- 2 perfectly proportioned glass pendant light fixtures above the center island
- All kitchen cabinetry with under cabinet task lighting
- The functionality of this kitchen is enhanced by professional stainless-steel appliances and a large walk in pantry
- Pantry is enclosed with frosted glass and has lots of counter space, cabinetry, and built-in microwave
- A beautiful temperature-controlled wine room is located between the kitchen and living area with glass doors and ample wine storage
- Recessed lighting illuminates the space
- The cooking area looks out to the stunning views of Okanagan lake and mountains
- Seamless transition to the comfort of the covered patio with built-in heaters, perfect for entertaining with room for a large seating area, the glass railing provides uninterrupted views of the lake, mountains and valley

Living Room/Dining

- Beautiful open concept with wall of windows
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- High ceilings create an airy and open ambiance
- Recessed lighting and natural light illuminate the space
- Feature wall between living room and kitchen features beautiful stone that surrounds the electric fireplace
- Adjacent to the living and kitchen is the spacious dining area with ample room for a large table accented by the perfect choice of hanging light fixture

Laundry

- Direct access from the garage
- Front load washer and dryer
- Tile flooring, built-in upper and lower cabinetry, sink, folding counter, floating shelving
- The sky light adds lots of natural light
- Conveniently located on the main level with access to the primary bedroom walk-in closet

Main Level Bedrooms

- Primary bedroom features wood beams on the ceiling, large picture windows, a custom walk-in closet, a sliding frosted glass door opens to the 5-piece ensuite
- The second bedroom features beautiful floor to ceiling windows, spacious double door closet, a built-in desk, and a 2-piece ensuite

Main Level Bathrooms

- 2-piece ensuite bathroom shared with second bedroom & main level features, vanity with vessel sink, wall mounted mirror with light fixtures on both sides, and a frosted glass door that leads to storage space, it is approved and roughed in for a shower if desired
- 5-piece primary bedroom ensuite features free standing tub, tile flooring, floating vanity with under lighting and two undermount sinks, wall mounted mirror with 3 sconce lights, and a seamless glass shower with bench seat and rainfall and handheld showerheads

Two Lower Level Bedrooms

- 1st bedroom features double door closet, wall mounted media input, a built-in desk, and an overhead light fixture
- 2nd bedroom features a Murphy Bed in wall unit cabinetry and wall media input

3-Piece Lower Level Bathroom

- Convenient to the pool area with tile flooring, vanity with undermount sink, wall mounted mirror with 2 sconce light fixtures, and a seamless glass & tiled shower with bench seat, wand shower head and transom window

Recreation Room

- This space is illuminated by recessed lighting and natural light
- Built in bar with, cabinetry, soft closing drawers, undermount sink, and wine cooler
- Built-in wall media outlet
- Large windows surround this space
- Perfect for the whole family and great for entertaining with the bar and access through glass patio door to private outdoor oasis with pergola, in ground pool, lounging area, and recessed lighting



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