



**JANE HOFFMAN**  
REALTY

CONTEMPORARY LAKEVIEW MASTERPIECE WITH POOL - DESIRABLE LOCATION



**PROUDLY MARKETED BY JANE HOFFMAN**

***1076 Westpoint Drive***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	1076 Westpoint Drive Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	4, 3 Full, 1 Half
		<b>Finished Area</b>	4100 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.341 Acre, 75 ft. x 215 ft.	<b>Year Built</b>	2011
<b>Water</b>	Municipal	<b>Exterior</b>	Cedar, Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Torch On
<b>Views</b>	Lake, Mountain, City, Valley	<b>Heating</b>	Natural Gas Forced Air, In-Floor
<b>Main Level</b>	1510 sq. ft.	<b>Cooling</b>	Electric
<b>Upper Level</b>	1280 sq. ft.		Central Air
<b>Lower Level</b>	1310 sq. ft.	<b>Fireplace</b>	1 Gas Fireplace
		<b>Garage/Driveway</b>	Attached Double Garage
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Porch: 13 x 6 10  
Foyer: 12 2 x 7 2  
Living Room: 15 11 x 17 11  
Dining Room: 12 6 x 17 8  
Kitchen: 14 5 x 15 5  
Pantry: 6 x 6 3  
Den / Office: 10 3 x 10 9  
2-Piece Bathroom: 5 6 x 4 6  
Patio: 9 9 x 4 5  
Patio: 13 x 36  
Garage: 22 8 x 21 3

### Room Sizes - Upper Level

Primary Bedroom: 14 x 16  
Full Ensuite Bath: 12 8 x 10 6  
Walk-In Closet: 5 2 x 10 2  
Bedroom: 11 8 x 10 7  
Walk-In Closet: 4 5 x 4 11

### Room Sizes - Upper Level

**Cont'd**  
Full Bathroom: 9 3 x 4 11  
Bedroom: 10 9 x 11 6  
Walk-In Closet: 4 5 x 4 7  
Balcony: 10 3 x 18 5

### Room Sizes - Lower Level

Media Room: 16 6 x 17 2  
Wet bar: 11 4 x 8 11  
Gym: 14 6 x 17  
Full Bathroom: 11 x 4 10  
Bedroom: 14 2 x 13 7  
Walk-In Closet: 3 7 x 6 8  
Utility: 11 4 x 11 11  
Utility: 8 4 x 6 9  
Utility: 12 x 34 6

### Inclusions

- Miele coffee machine
- Miele built-in oven
- Miele microwave
- Miele fridge
- Miele freezer
- Miele wine chiller w/lighting & temperature control
- Fisher & Paykel 36" dishwasher w/cabinet finish
- Miele induction cooktop

### Mechanical

- Canavac central vac
- Navien instant hot water
- Trane gas furnace with A/C and humidifier (2 zones)

*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 1076 WESTPOINT DRIVE

A stunning contemporary masterpiece located in the sought-after Lower Mission. Built from concrete, this home expertly blurs the lines between sleek sophistication and warm modern design. Minimalist landscaping with water features. Grand and open main level with views pouring in through the expansive floor to ceiling windows creating a oneness with the outdoors. The entirety of the home has been finished with the utmost attention to detail. Exquisite finishings include white oak floors carried throughout, high gloss stretch ceilings with inset lighting, a walnut bar and designer lighting.

A Carrara marble fireplace creates a focal point in the great room. Gourmet kitchen effortlessly blends form and function with custom Liecht cabinetry, Miele appliances, and a beautiful, illuminated centre island. Nana sliding windows and doors open from the kitchen and dining area creating a seamless transition to the spectacular outdoor entertaining space featuring an infinity pool, hot tub, grilling area and stunning views.

A unique floating and suspended staircase leads to the second level of the home. Luxurious primary retreat with opulent en suite and gorgeous walk-in closet. Two more bedrooms and a bathroom. Private patio off this level is ideal for a morning coffee. Lower level is fabulous for guests with a bedroom, bathroom, home gym, bar and rec room. This is a truly remarkable home and must be seen in person to fully appreciate the craftsmanship and design

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



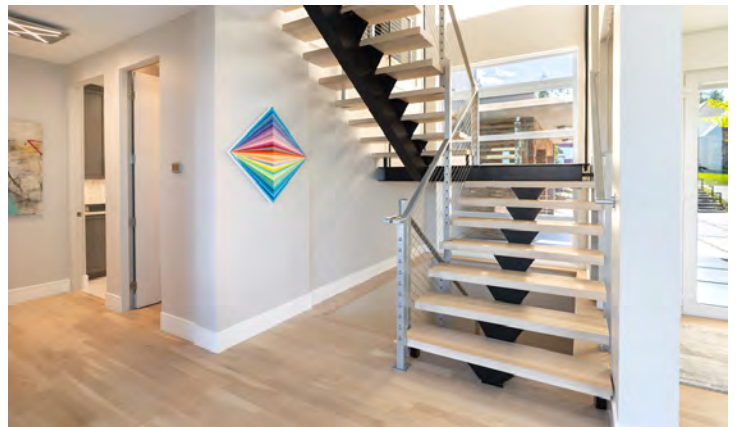


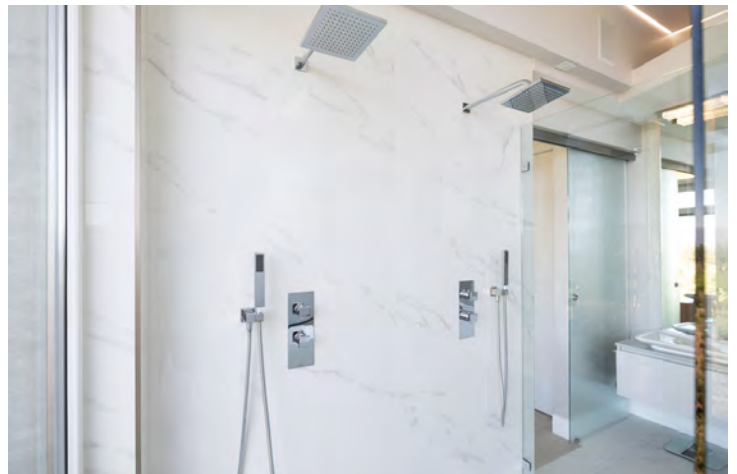




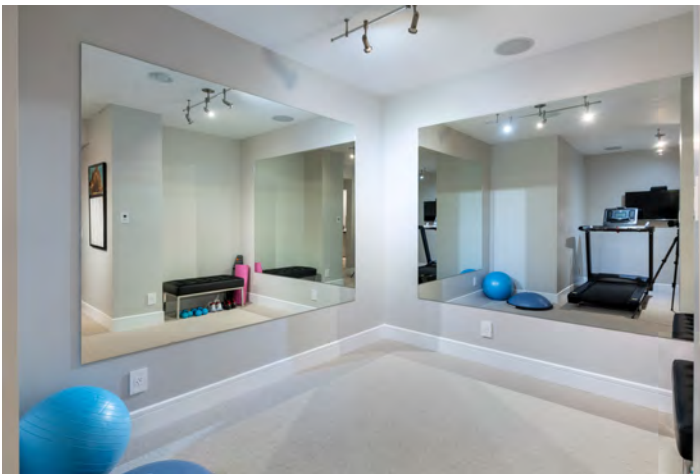












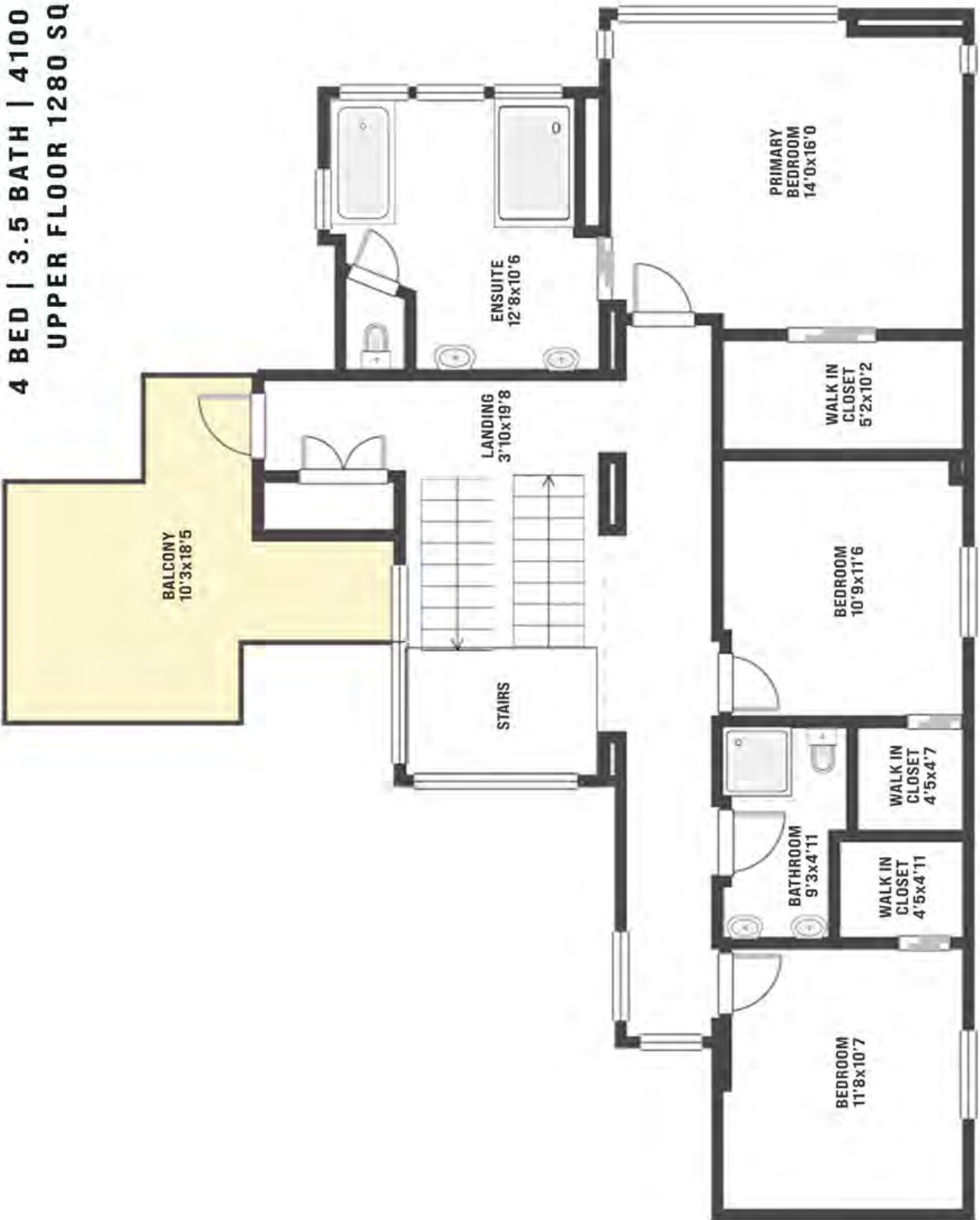
**4 BED | 3.5 BATH | 4100 SQ.FT  
MAIN FLOOR 1510 SQ.FT**



**1076 WESTPOINT DRIVE**

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

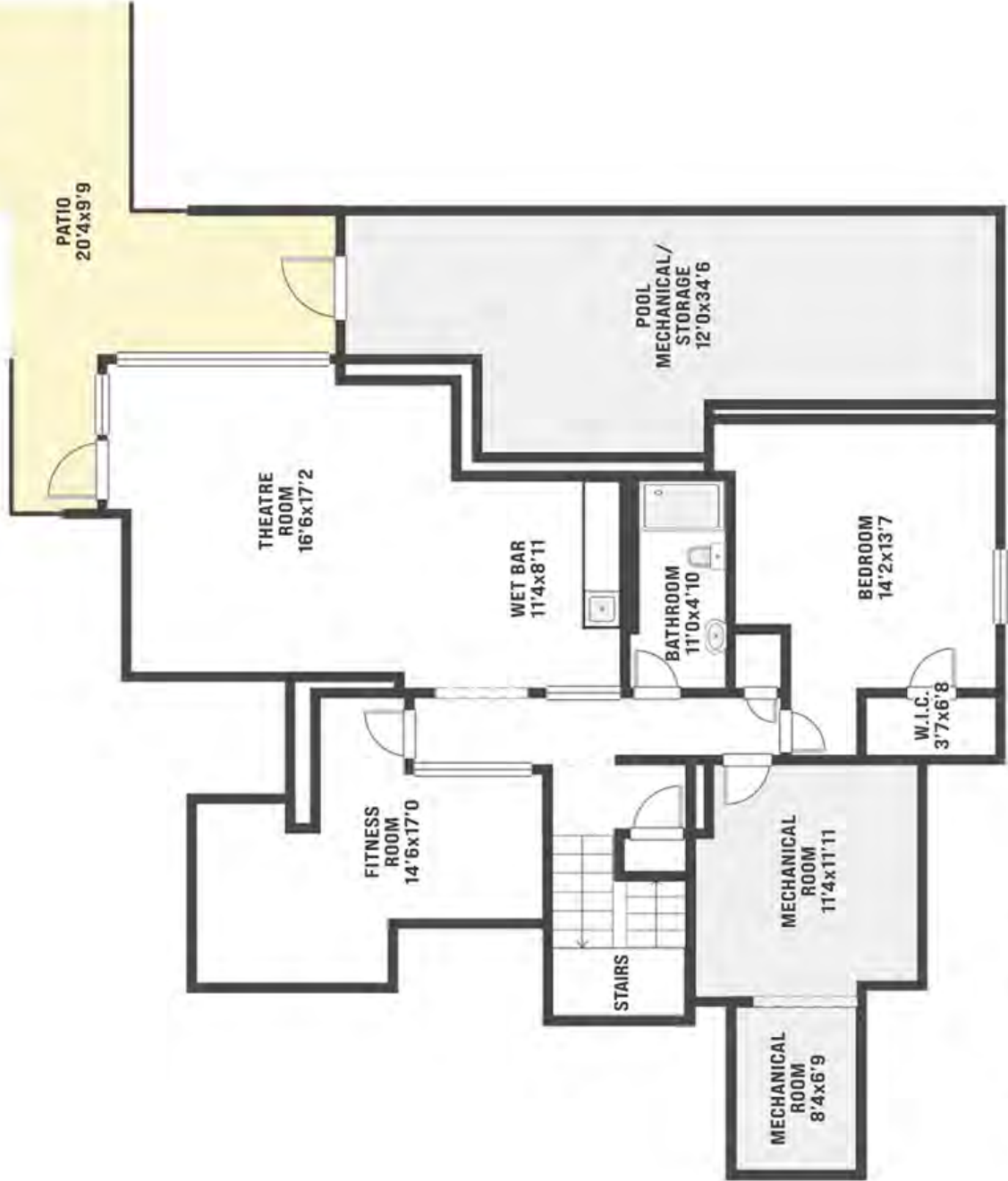
**4 BED | 3.5 BATH | 4100 SQ.FT  
UPPER FLOOR 1280 SQ.FT**



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**4 BED | 3.5 BATH | 4100 SQ.FT  
LOWER FLOOR 1310 SQ.FT**



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## EXCEPTIONAL FEATURES

- Stunning home, concrete built that has been extensively renovated with attention to detail and quality finishings
- Over 4100 sq. ft. of luxury living spanning 3 floors with 4 bedrooms and 4 bathrooms
- Located near Mission Ridge Park
- Enjoy watching the sunsets at the private pool side lounging area
- The views of Okanagan Lake and the City of Kelowna are captured from multiple living spaces throughout the home
- Custom Leicht kitchen based out of Germany
- Fully landscaped grounds provide an exceptional curb appeal
- Water feature in the front yard, approximately 18" deep with lighting
- "Stretch" ceiling throughout the home based out of Germany
- Exterior security cameras
- Fully irrigated grounds for easy upkeep
- Heated saltwater pool with tile finish
- Pool and hot tub are on separate heating systems
- Pool is approximately 8 ft. deep and has lighting
- Lakeview deck offers a gas BBQ hookup
- Attached double garage with reflective glass panel garage doors for added privacy
- This "Smart Home" can be controlled conveniently from a phone
- Hide-a-hose central vac
- Glass railings on the deck for unobstructed view
- This home has lots of natural light throughout from all the oversized windows
- Balcony on the 3rd floor with composite decking overlooking the front landscape

## Main Floor

### Foyer/Entrance

- Fully landscaped with water feature in front yard
- Light filled foyer with immediate views of the valley
- Adjacent to the den/office

### Den/Office

- Lots of windows provide natural light
- Some windows can be tilted or swung open
- Oak hardwood flooring
- Recessed lighting and stretch ceiling from Germany

### Living Room

- Very bright and open living space with views of the valley and city
- Floor to ceiling windows flood the space with natural light
- Linear natural gas fireplace with Carrera Marble surround
- High ceilings with unique LED lighting design in the stretch ceiling
- Linear LED lighting strip accents details of the ceiling design
- Solid white oak hardwood flooring, flush air vents
- Seamless transition through the main living spaces



### **Kitchen/Dining Room**

- Custom designer kitchen with the utmost attention to detail and fine finishings
- Custom kitchen cabinetry done by Leicht out of Germany
- Walnut and high gloss off white cabinets
- Gloss finished ceiling with recessed lighting and LED lighting design
- Pass through window to the pool side lounging, adds convenience when entertaining friends and family
- Center island with seating for up to 4 guests, induction cooktop (also plumbed for gas), built-in drawers with LED lighting inside
- Cabinet finished stand up wine chiller with lighting and temperature control
- All cabinetry offers soft closing hardware
- Countertops and centre island are Carrera Marble to match the fireplace in the living room
- Hidden pantry equipped with built in shelving, countertop space, tile backsplash
- Large dining area accented with an intricate lighting fixture and offering easy access to the poolside lounging/outdoor dining

### **2-Piece Bathroom**

- Floating vanity with square vessel sink and mounted mirror
- Floor to ceiling tile finished with a ripple effect
- Hardwood flooring
- Tucked away from the main living area

### **Laundry Room**

- Direct access to the double garage
- LG front load washer & dryer with countertop space above, utility sink, upper and lower cabinetry, under cabinet lighting and tile backsplash
- Window provides natural light
- High gloss tile flooring, recessed lighting
- Closet with French door access

### **Upper Level**

#### **Primary Bedroom**

- The primary retreat is positioned to capture the lake and city views
- Euro style windows that swing open
- Mounted media
- Gloss finished ceiling with recessed lighting
- White oak hardwood flooring
- Walk-in closet with glass sliding doors, walnut cabinetry, hanging rails, linear LED lighting and drawers

#### **5-Piece Ensuite**

- Spa-inspired ensuite with floating vanity, two Duravit vessel sinks, sensor lighting and tile backsplash
- Soaker tub placed in front of the floor to ceiling window overlooking the city
- Seamless glass and tile walk-in shower that embraces the view

- The shower features two waterfall shower heads, hand wand shower heads and lighting
- Electric heating in the tiled floors
- Surround sound
- Pocket door bathroom with frosted glass door

### **Bedroom #2**

- Hardwood flooring, window for natural light
- Closet with frosted glass barn sliding door
- Adjacent to the full bathroom
- Euro window that tilts and opens inward

### **4-Piece Bathroom**

- Floating vanity with stone countertop, two undermount sinks, tile backsplash and mounted mirror
- Tile flooring
- Seamless glass and tile walk-in shower with hand wand shower head, wall niche for product and lighting

### **Bedroom #3**

- Same layout as bedroom #2

### **Lower Level**

#### **Rec-Room**

- Easy access to the backyard through the sliding glass door
- Mounted projector and screen with built in shelving and full surround sound
- Wet bar with walnut bar seating, sink, beverage fridge, countertop space and stone counters
- Epson 4K projector, 105" projector screen, electric blinds

#### **Gym**

- Convenient home gym with mounted mirrors, glass door, surround sound and track lighting

### **3-Piece Bathroom**

- Spa-like full bathroom with seamless glass and tile walk-in shower, wall niche for shower products, waterfall and hand wand shower heads
- Floating vanity with sensor lighting
- Heated tile flooring

### **Bedroom #4**

- Bright and open guest bedroom adjacent to the full bathroom
- Hardwood flooring, closet
- Engineered hardwood

1076 WESPOINT DRIVE

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