



JANE HOFFMAN  
REALTY

# BEAUTIFULLY DESIGNED CUSTOM HOME WITH POOL



PROUDLY MARKETED BY JANE HOFFMAN

*1106 Glenview Court*  
*Kelowna, BC*

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## DETAILS

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<b>Address</b>	1106 Glenview Court Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	6, 5 full, 1 half
		<b>Finished Area</b>	5602 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.30 Acre	<b>Year Built</b>	2016
<b>Views</b>	Mountain	<b>Exterior</b>	Stone, Siding
<b>Water</b>	Municipal	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Sewer</b>	Connected	<b>Heating</b>	Natural Gas Forced Air
<b>Main Level</b>	3034 sq. ft.	<b>Cooling</b>	Geothermal, Central Air
<b>Upper Level</b>	918 sq. ft.	<b>Fireplaces</b>	1 Gas Fireplace
<b>Lower Level</b>	1650 sq. ft.	<b>Garage/Driveway</b>	Attached Triple Garage
<b>Ownership</b>	Freehold	<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Room Sizes – Main Level  
Foyer: 8' 6 x 5' 10  
Kitchen: 22' 5 x 20' 11  
Serving: 13' 6 x 16' 11  
Dining Room: 13' 11 x 14' 3  
Living Room: 24' 9 x 19' 4  
Family Room: 15' x 20' 8  
Bar: 9' 7 x 9' 3  
Wine Cellar: 6' 7 x 9'  
2-Piece Bathroom: 6' 3 x 5' 6  
3-Piece Bathroom: 8' 7 x 8' 11  
Primary Bedroom: 12' 10 x 22' 3  
Walk-in Closet: 16' 7 x 12' 1  
5-Piece Ensuite: 16' 1 x 16' 5  
Elevator: 5' 8 x 4' 11  
Laundry: 7' x 10' 3  
Garage: 28' 6 x 49' 9

### Room Sizes –Upper Level

Room Sizes – Upper Level  
Bedroom: 11' 1 x 16' 2  
Walk-in Closet: 6' 2 x 7' 3  
4-Piece Ensuite: 9' x 7'  
Bedroom: 15' 5 x 18' 3  
4-Piece Ensuite: 8' x 11' 9  
Elevator: 5' 5 x 4' 8

### Room Sizes – Lower Level

Recreation Room: 17' 11 x 19' 8  
Gym: 11' 6 x 19' 9  
4-Piece Bathroom: 9' 7 x 4' 11  
Bedroom: 19' 3 x 16' 7  
Walk-in Closet: 9' 7 x 7' 7  
Storage: 11' 6 x 7' 7  
Storage: 17' 2 x 29' 10  
Utility Room: 17' 7 x 26' 5  
Elevator: 5' 9 x 4' 9

### Inclusions

- Bloomberg fridge
- Miele stove, steam oven
- 2 Fisher Paykel dishwasher drawers
- Samsung fridge or freezer (can be converted to either)
- Miele built-in coffee machine
- Miele dishwasher
- Faber hood vent
- Midea fridge or freezer (can be converted to either)
- Frigidaire fridge
- Samsung washer/ dryer

### Mechanical

- Honeywell thermostat
- Payne furnace, Aprilaire
- 100 amp service panel
- Automated blinds, heated flooring

**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.



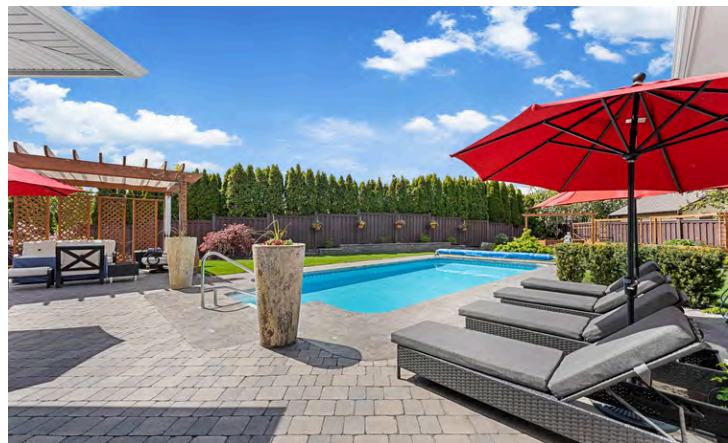
## WELCOME TO 1106 GLENVIEW COURT

Gorgeous custom home built by Valux Homes on a quiet cul-de-sac. Located at Bridges at Glenview Ponds, this Homes is a rare offering. Fantastic curb appeal with meticulous landscaping & a large, vaulted rock finished entry. Grand foyer with high approximately 22 ft. ceilings. The home was designed to age in place with extra wide hallways, an elevator, & a main floor primary bedroom. Luxurious living room with 12 ft. coffered ceilings, oversized windows, & a gas fireplace with rock surround. Stunning gourmet kitchen with a large centre island, granite countertops, Miele (stove, steam oven, dishwasher, coffee machine), Fisher Paykel dishwasher, 2 fridges, 2 freezers, plus a butler's pantry.

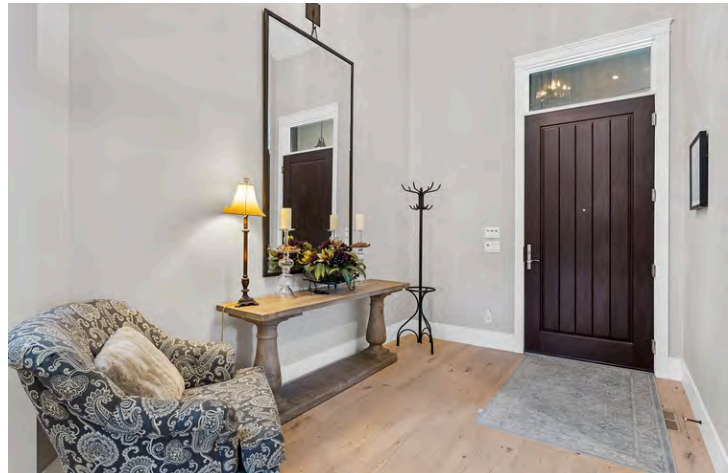
Temperature-controlled wine room (500 bottles) with entertainment space (full bar with a pass through to the backyard). Exceptional backyard for outdoor living. Covered patio, 16 x 32 UV pool, custom pergola & raised planter boxes. Main level primary bed with ensuite featuring a soaker tub, separate tiled shower with bench and rain shower head, heated towel rack & a water closet with a toilet & a bidet and a walk-in closet. Attached laundry. Two generous-sized bedrooms on the upper level with ensuites. Lower level offers a rec room/office, home gym (possible 5th bed), 1 bedroom, 4-piece bath, plus a massive amount of storage space.

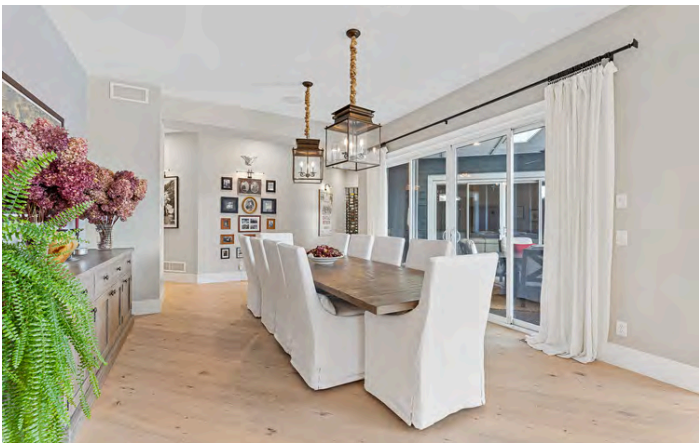
Ventilated 3 car garage with epoxy floors. Geothermal home. This neighbourhood features a private gated area with a water feature. Centrally located it's just minutes to downtown Kelowna, with beautiful views of Knox mountain. Must see to appreciate the quality and the location.

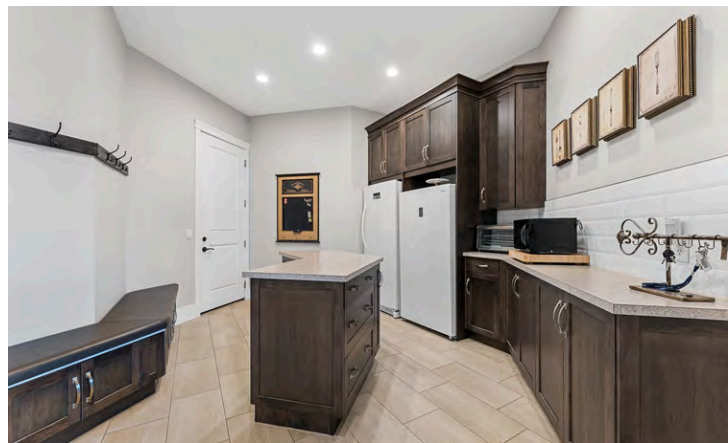
**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088



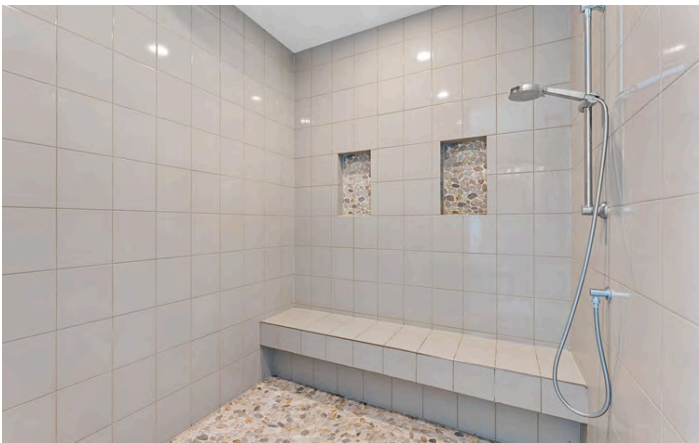


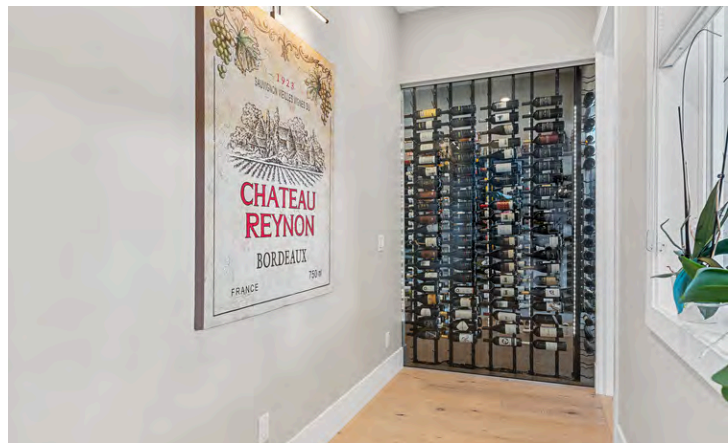


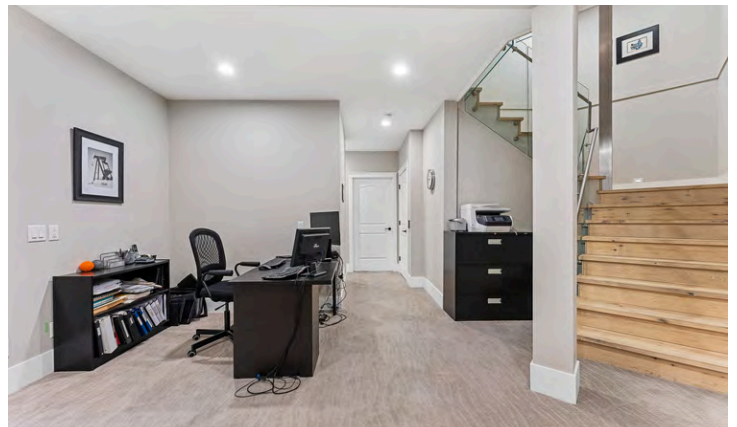
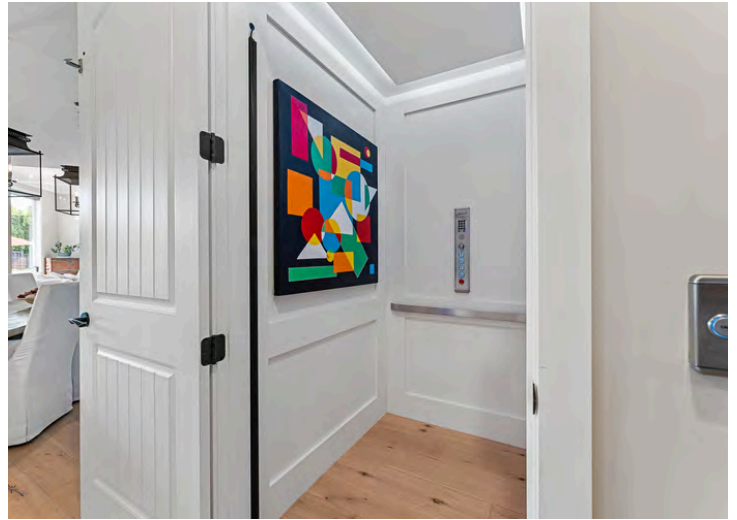


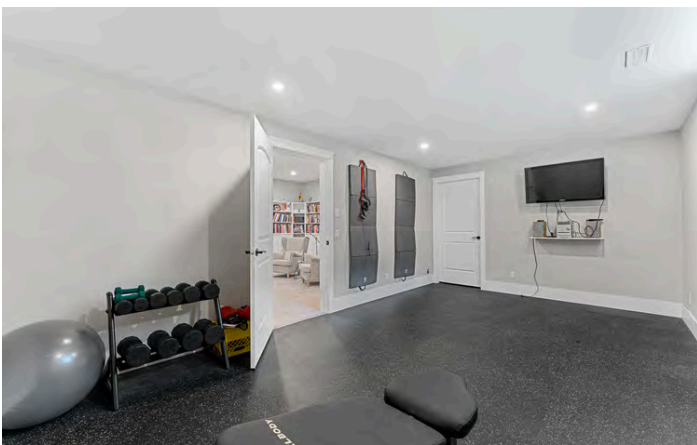














# 1106 Glenview Court, Kelowna, BC

Main Floor Exterior Area 3033.61 sq ft  
Interior Area 2851.28 sq ft  
Excluded Area 1037.98 sq ft



PREPARED: 2024/05/02

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.

# 1106 Glenview Court, Kelowna, BC

Upper Level Exterior Area 918.07 sq ft  
Interior Area 835.97 sq ft  
Excluded Area 25.18 sq ft



PREPARED: 2024/05/02



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# 1106 Glenview Court, Kelowna, BC

Lower Level Exterior Area 2828.01 sq ft  
Interior Area 2640.33 sq ft



PREPARED: 2024/05/02



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 Bridges at Glenview Pond
- This beautiful home was built by Valux homes
- Over 6500 sq. ft. of luxury living with quality finishings and attention to fine details
- Oversized three car garage with epoxy flooring
- Engineered oak hardwood, cork flooring
- Convenient elevator access to all three levels
- Each bedroom is complete with a large walk-in closet
- 10 ft. high doors and soaring ceilings throughout the home
- The gourmet kitchen has chefs dream stainless-steel appliances, granite countertops, kitchen island, walk-in pantry, and well-thought-out design overlooking the dining and living room
- This home was built to age in place with extra wide hallways, an elevator, and everything you could need, all located on the main floor
- Laundry room easily accessible from main living area as well as from the primary bedroom
- Automated blinds in the primary bedroom and living room
- Heated flooring in the primary ensuite bathroom and 2-piece powder room
- Beautiful backyard private oasis
- The pool area has easy access to a bathroom so no one has to go through the home
- Surround sound throughout main floor and exterior living areas
- Perfectly located just minutes from schools, downtown core, and all Kelowna amenities

### Foyer

- High wood front door with transom window above and side window
- Soaring approximately 20 ft. ceilings create an airy, open ambiance upon entering
- Illuminated by timeless light fixture
- Entry features a hallway to display art with accent lighting

### Kitchen

- Tile backsplash, granite countertops, and white shaker-style cabinetry
- Cabinetry is accented by stainless steel hardware with soft closing components, lighted upper cabinets with glass display doors
- Functionality of this kitchen is enhanced by professional stainless-steel appliances and a walk-in pantry
- Walk-in pantry features, an abundance of storage space, tile flooring, and a center island with convenient, direct access to the garage
- Large kitchen island with seating for three, illuminated by two pendant light fixtures
- Recessed task lighting

### Living/Dining Room

- Spacious open concept design, approximately 12 ft. ceilings
- Three large windows in the living area view the backyard and provide an abundance of natural light, architecturally pleasing coffered ceiling
- Feature wall is accented by a floor to ceiling, linear gas fireplace with stone surround, transom windows on both sides of the fireplace
- Dining area with room for 10-person dining table accented by two drop down light fixtures
- Access through sliding glass doors to the backyard outdoor oasis

## **Family Room**

- Cork flooring, wall mounted media, recessed lighting
- A temperature-controlled wine room holds approximately 500 wine bottles
- A built-in bar with bar top seating, a fridge, and shelving
- Enjoy the convenience of the pass-through while entertaining in the outdoor lounging area
- Sliding glass door access to the yard and pool area

## **Main Level Bedroom**

- Primary bedroom features, alcove window area with built-in storage, tray ceiling with beautiful chandelier, transom window on each side of the bed, wall mounted media, 6-piece ensuite, spacious walk-in closet, and direct access to the laundry room

## **Main level Bathrooms**

- 2-piece powder room located near the front entrance of the home, a vanity with pebble rock backsplash and vessel sink, heated tile flooring, wall mounted mirror, and a privacy window
- 6-piece ensuite attached to the primary features heated tile flooring, heated towel rack, double vanity with two vessel sinks and pebble rock backsplash, two wall mounted mirrors with bar lighting above, a free-standing tub with an over-head chandelier, walk-in tiled shower with pebble rock floor and seating bench and privacy window beside the tub
- 3-piece bath conveniently located off the backyard pool area features, tile flooring, tiled shower, vanity with tile backsplash, wall mounted mirror with overhead lighting, wall mounted hanging hooks

## **Two Upper Level Bedrooms**

- Both feature, plush carpeting, wall mounted media, large windows, spacious walk-in closets, and 4-piece ensuites

## **Two 4-Piece Ensuite Bathrooms**

- Vanities with tile backsplashes, wall mounted mirrors, tile flooring, and tub/shower combinations with tile surround

## **One Lower Level Bedroom**

- An additional bedroom on the lower-level features, plush carpeting, window, a walk-in closet, and access to unfinished storage area

## **Lower Level Bathroom**

- 4-piece bath located in the heart of the lower-level features tile flooring, floating vanity with tile backsplash, wall mounted mirror with overhead light fixture, and tub/shower combination with tile surround

## **Lower Level Recreation Room/Gym**

- Plush carpet in the rec room, corner walls of cabinetry and open shelving
- Gym with gym flooring, wall mounted media, and access to spacious storage area

## **Outdoor Living**

- Private back yard oasis with 16 ft. x 32 ft. UV pool, approximately 4.5 ft. deep
- Covered patio with sky light, gas BBQ area, surround sound in all entertaining areas
- Pergola with a pull back cover option
- Fully irrigated with multiple planter boxes of different sizes



**LISTED BY JANE HOFFMAN**

C: 250-862-7800

T: 250-866-0088

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



JANE HOFFMAN REALTY



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REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

[JANEHOFFMAN.COM](http://JANEHOFFMAN.COM)