



**JANE HOFFMAN**  
REALTY

## BEAUTIFULLY DESIGNED HOME BACKING ON GOLF COURSE



**PROUDLY MARKETED BY JANE HOFFMAN**

***2310 Pine Vista Place***  
***West Kelowna, BC***

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## DETAILS

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|----------------|---|----------------------|----------------|
| <b>Address</b> | 2310 Pine Vista Place<br>West Kelowna, BC | <b>Bedrooms</b>      | 3              |
|                |   | <b>Bathrooms</b>     | 3 Full, 2 Half |
|                |   | <b>Finished Area</b> | 2759 sq. ft.   |

## SPECIFICATIONS & FEATURES

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|                    |                       |                        |                               |
|--------------------|-----------------------|------------------------|-------------------------------|
| <b>Lot Size</b>    | 0.12 Acre             | <b>Year Built</b>      | 2005                          |
| <b>Views</b>       | Mountain, Golf Course | <b>Exterior</b>        | Stucco                        |
| <b>Water</b>       | Private Utility       | <b>Roof</b>            | Asphalt/Fibreglass Shingles   |
| <b>Sewer</b>       | Connected             | <b>Heating</b>         | Natural Gas Forced Air        |
| <b>Main Level</b>  | 1399 sq. ft.          | <b>Fireplaces</b>      | 2 Gas Fireplaces              |
| <b>Lower Level</b> | 1359 sq. ft.          | <b>Cooling</b>         | Central Air                   |
| <b>Ownership</b>   | Leashold              | <b>Garage/Driveway</b> | Attached Heated Double Garage |
|                    |                       | <b>Foundation</b>      | Concrete                      |

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### Room Sizes - Main Level

Foyer: 7' 7 x 7' 2  
Living Room: 11' x 16' 6  
Kitchen: 14' 10 x 12' 7  
Dining Room: 12' 8 x 12' 2  
4-Piece Bathroom: 10' 4 x 5' 2  
Primary Bedroom: 13' x 13'  
4-Piece Ensuite: 10' 9 x 10' 10  
Office: 10' 4 x 10' 2  
Laundry: 7' x 6' 9  
Garage: 20' x 20'

### Room Sizes - Lower Level

Recreation Room: 26' 10 x 24' 10  
Bedroom: 12' 5 x 15' 4  
Bedroom: 10' 11 x 16' 11  
4-Piece Bathroom: 8' 9 x 8'  
Utility Room: 21' 7 x 13' 8

### Inclusions

- Bosch microwave
- Viking electric cooktop
- Frigidaire wall oven (x2)
- LG fridge/freezer
- LG washer
- LG dryer

### Mechanical

- Smart home system
- Nest thermostat
- Security system
- Elit water softener
- Rheem hot water tank
- Carrier furnace
- Wall vacuum

**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 2310 PINE VISTA PLACE

Beautifully renovated walkout rancher in the sought-after, exclusive gated community of Sonoma Pines. This home overlooks the 4th hole of Two Eagles Golf Course. Meticulously cared for, pride in ownership is evident throughout. As you enter the home, you'll immediately notice a bright & open space with vaulted ceilings and large windows.

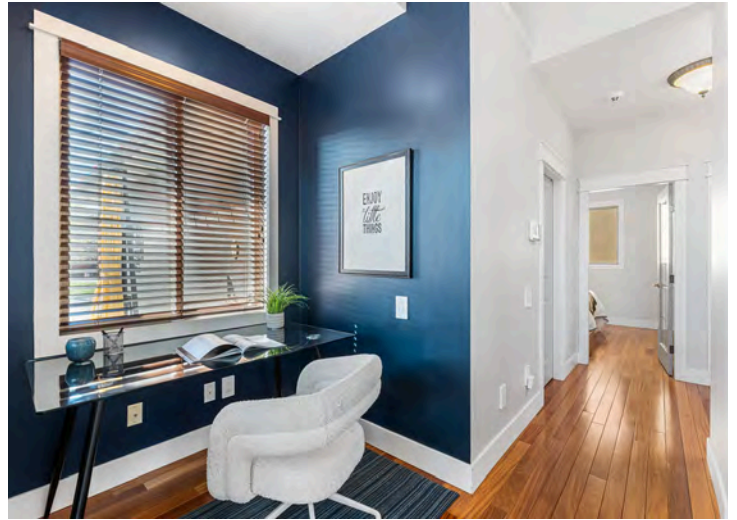
Home features hardwood floors on the upper level, Hunter Douglas electric blinds, a Smart home system, & a Napoleon fireplace surrounded by stone in the living room. This brand new gourmet kitchen includes new custom cabinetry with automated upper cabinet doors, new white quartz countertops, and new stainless-steel professional appliances including a double oven. The centre island is oversized and ideal for gathering. Pantry off the kitchen.

Step through the sliding doors to a large patio overlooking the golf course. The main floor primary bedroom offers a walk-in closet features custom shelving & a luxurious 4-piece ensuite. The lower level of this home is ideal for hosting guests with a large rec room offering a great entertainment space, & 2 beds with a shared bath. This level opens to a spacious covered patio with golf course views and a large backyard. The home offers a two-car garage that is both heated & cooled. This is a fabulous home and ideal for those who appreciate the convenience of living on the golf course with close access to an array of West Kelowna amenities, wineries & sandy beaches. Move-in ready, immediate occupancy.

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









# 2310 Pine Vista Pl, West Kelowna, BC

**Main Floor** Exterior Area 1399.31 sq ft  
 Interior Area 1303.26 sq ft  
 Excluded Area 436.42 sq ft



**Lower Level** Exterior Area 1359.26 sq ft  
 Interior Area 1263.36 sq ft



PREPARED: 2024/04/18





## DETAILED FEATURES

### Exceptional Features

- Welcome to the beautiful, gated community of Sonoma Pines
- A community located in a sought-after area of West Kelowna
- Over 2700 sq. ft. of meticulously maintained home
- Bright and open concept floor plan with attention to fine details throughout
- Main floor living with additional room for guests and entertaining on the lower level
- The gourmet kitchen has chef's dream stainless steel appliance package, beautiful polished counters, open concept design with living and dining areas
- Soft closing cabinetry in the kitchen
- Spacious heated double garage
- The home backs onto Two Eagles golf course
- Fully landscaped, enjoy the spacious backyard and relax watching the golfers with room for outdoor covered lounging area or take in the views from the balcony off the main living area
- Electric blinds throughout the home
- Smart home system
- Auto lights in some areas of the home for added convenience
- Recreation room located on the lower level of the home is the perfect space for the whole family
- Located minutes from all west Kelowna amenities, wineries, schools, etc.
- For those seeking turnkey living in a beautiful, gated community – this is for you!

### Living Room

- Bright, inviting room within the open concept
- Windows flood natural light into the home
- Beautiful feature wall with a fireplace surrounded by tile with lighted, recessed art display alcove above the fireplace
- Wall mounted media inputs on both sides of the fireplace feature wall
- High vaulted ceilings and transom windows

### Kitchen/Dining Room

- Tile backsplash, stone countertops, and white shaker-style cabinetry
- Cabinetry is accented by stainless steel hardware and features soft closing components
- Under cabinet task lighting
- All upper cabinetry has automated open and close buttons
- Functionality of this kitchen is enhanced by professional stainless-steel appliances and a walk-in pantry
- Expansive kitchen island in the center of this kitchen with seating for three and is illuminated by two hanging light fixtures that match the dining area
- Built-in cabinetry in the island
- Kitchen overlooks dining area and living room
- Prepare meals while enjoying the views of Two Eagles golf course
- Dining area is adjacent to the kitchen with room for a large table, large view window
- Sliding glass door access to golf course view deck for outdoor dining and lounging

## Laundry Room

- Main level laundry room with direct access to garage and convenient to kitchen
- Upper and lower cabinetry with sink, closet, tile flooring
- Folding counter above front load washer and dryer

## Office

- Glass door access to the office, lots of natural light from the window, built-in shelving
- This versatile space could also be used as an additional bedroom

## Main Level Bedrooms

- Primary bedroom with feature wall, automated blinds plus drapes, a custom walk-in closet with shelving and hanging space, and a 4-piece ensuite

## Main Level Bathrooms

- 4-piece main bathroom with tile flooring, a vanity with an undermount sink, wall mounted mirror with overhead lighting, and a tub/shower combination
- 4-piece ensuite attached to the primary features a floating vanity with two undermount sinks, two wall mounted mirrors with overhead lighting, built-in cabinetry, and a seamless glass shower with a rainfall shower head

## Two Lower Level Bedrooms

- 1st bedroom complete with plush carpeting, two closets with mirrored doors, feature wall and access to the mechanical room
- 2nd bedroom offers a built-in bed frame with surrounding built-in shelving, a window with views of the golf course, and a spacious closet with mirrored doors

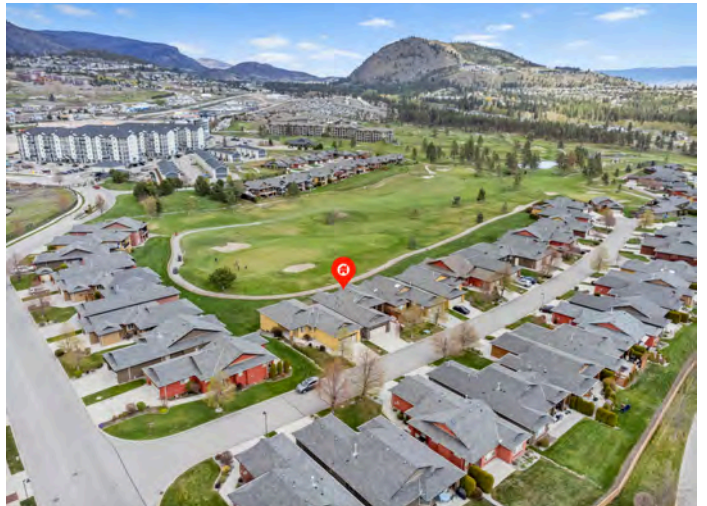
## Lower Level Bathroom

- 4-piece bath, conveniently located with tile flooring, vanity with an undermount sink, wall mounted mirror with over-head lighting, a tub/shower combination

## Recreation Room

- Plush carpeting, large windows create a bright inviting room
- Two wall mounted media areas
- Fireplace with tile surround, media hook up above fireplace
- Direct access to the backyard and outdoor patio, a perfect space for the whole family and great for entertaining





**LISTED BY JANE HOFFMAN**

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**Unison**

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