



**JANE HOFFMAN**

REALTY

LUXURY HOME WITH EXPANSIVE VIEWS ON LARGE PRIVATE LOT



**PROUDLY MARKETED BY MARLA MILLER**

***129 Ledgerrock Court  
Kelowna, BC***

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## DETAILS

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<b>Address</b>	129 Ledgerrock Court Kelowna, BC	<b>Bedrooms</b>	3
		<b>Bathrooms</b>	4, 2 full, 2 half
		<b>Finished Area</b>	3670 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.41 Acre	<b>Exterior</b>	Siding, Stone
<b>Year Built</b>	2011	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Water</b>	Municipal	<b>Heating</b>	Geothermal
<b>Sewer</b>	Connected	<b>Cooling</b>	Geothermal
<b>Main Level</b>	1997 sq. ft.	<b>Fireplace</b>	2 Fireplaces
<b>Lower Level</b>	1672 sq. ft.	<b>Garage/Driveway</b>	Attached Oversize Double Garage
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Foyer: 11'7 x 8'2  
Living: 25'8 x 15'1  
Dining: 9'2 x 20'  
Kitchen: 13'3 x 20'6  
2-Piece Bath: 6'6 x 5'2  
Primary: 16'5 x 12'10  
Walk-in Closet: 10'2 x 7'3  
5-Piece Ensuite: 26'10 x 7'2  
Den: 15'2 x 14'7  
Laundry: 8'7 x 14'10  
Garage: 26'2 x 33'1

### Room Sizes - Lower Level

Rec Room: 33' x 15'11  
Gym: 10'6 x 19'9  
Den: 13'11 x 33'3  
2-Piece Bath: 5'4 x 9'6  
Bedroom: 11'8 x 12'3  
Bedroom: 14'2 x 12'10  
4-Piece Bath: 10'7 x 5'5  
Utility: 18'6 x 19'10

### Inclusions

- Samsung refrigerator
- GE Profile oven
- Hood vent
- Panasonic microwave
- LG washer and dryer
- Beverage fridge

### Mechanical

- Honeywell thermostat
- John Wood hot water tank
- Geotility geothermal system
- 200 amp service panel
- Central vac

**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 129 LEDGE ROCK COURT

This stunning custom-built home in the sought-after Wilden community offers breathtaking valley views and exceptional attention to detail throughout. Facing west, you'll enjoy spectacular sunrises over the valley and mountains. Designed for luxury living, the open-concept layout features large windows that perfectly frame the views. A gas fireplace with concrete surround adds warmth to the living room. Rich cherry hardwood floors flow through the main level.

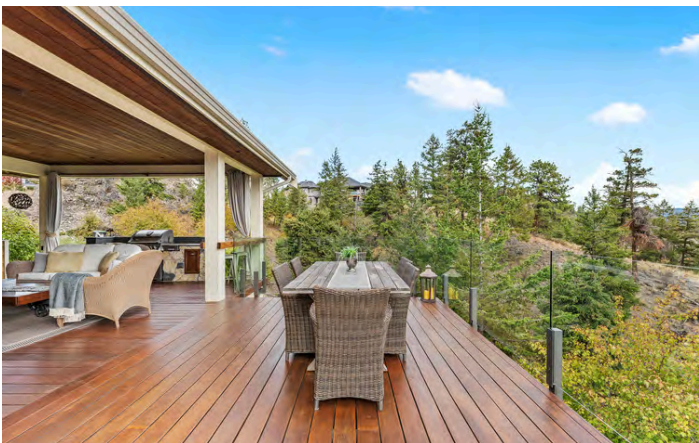
The gourmet kitchen is a chef's dream, complete with a spacious entertainment-sized island, custom cabinetry, granite countertops, and professional stainless-steel appliances, making it ideal for hosting guests or family gatherings. Sliding doors off the dining room lead to a remarkable outdoor living area, with a built-in kitchen and wood-burning fireplace. It's the perfect spot to unwind, take in the valley views, or enjoy your morning coffee. There is ample room for a pool, with future consideration for access made off the deck.

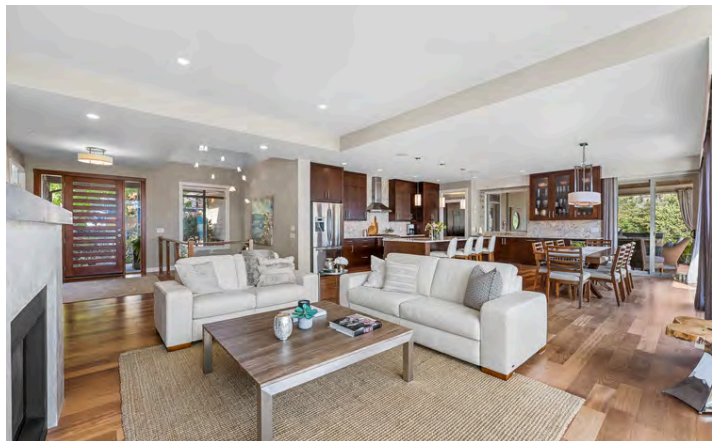
The main level primary suite is a private retreat, featuring its own candle-lit fireplace, a walk-in closet, and a luxurious 5-piece ensuite with a soaking tub positioned to enjoy the view, heated floors, and a large glass shower. The lower level is designed for entertaining, offering a huge rec room, a home gym with rubber flooring, a den/flex space, with a two piece bathroom roughed in for shower, and two generous-sized bedrooms with a shared 4-piece bath. Step outside to the covered patio, where you can relax in the hot tub and take in the peaceful surroundings.

With an oversize double garage with hydraulic lift & loft storage, this home has it all. Located minutes from excellent hiking and biking trails, and just a short drive to downtown Kelowna, this Wilden home offers the perfect combination of luxury and comfort.

**Listing Agent - Marla Miller** | Contact [marla@janehoffman.com](mailto:marla@janehoffman.com) or 250-866-0088





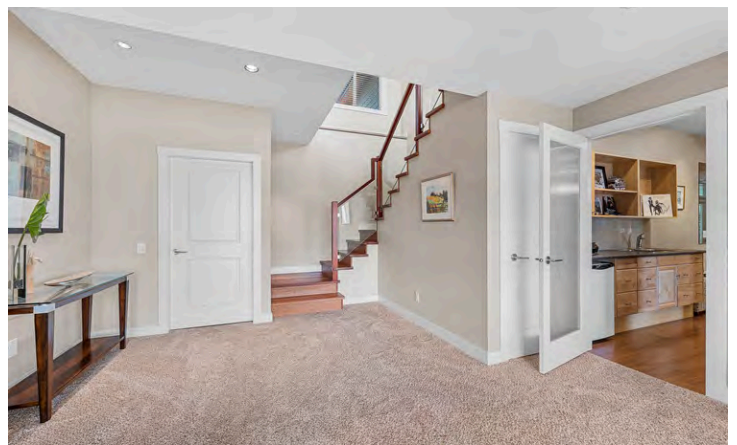
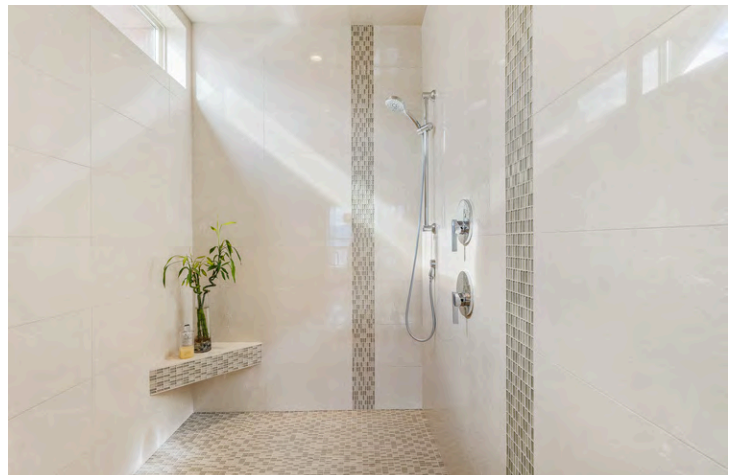
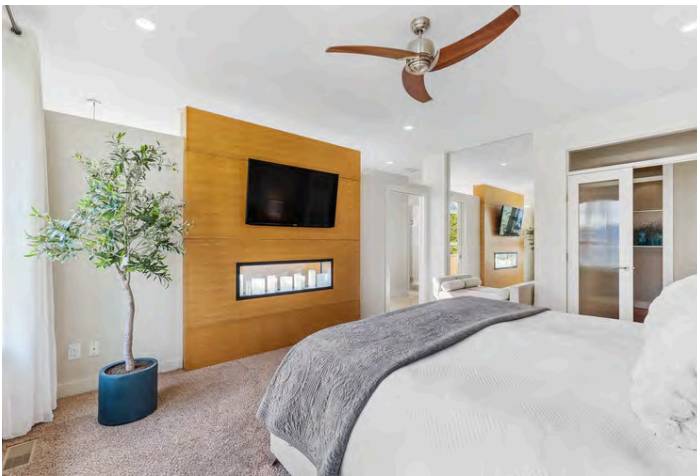


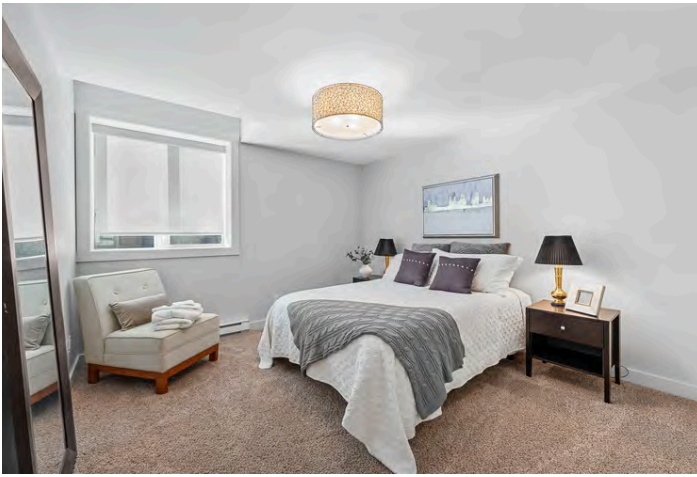












### **EXCEPTIONAL FEATURES**

- Located in the desirable Wilden area
- Fantastic location only short drive to downtown Kelowna amenities, walking/hiking and biking trails
- Close proximity to Knox Mountain parkland and Wilden trails
- Just a quick commute to schools, airport and amenities
- Over 3600 sq. ft. of luxury living with 3 bedrooms and 4 bathrooms
- Perched on large 0.41 acre lot
- Well thought-out craftsmanship at every turn
- This home is the perfect blend timeless style and comfort
- Large windows flood natural light throughout the home
- The kitchen is a chef's dream with a large kitchen island, professional stainless-steel appliances, and a walk-in pantry
- All cabinetry is soft closing
- Oversized two car garage with a hydraulic lift & loft above, ample storage space
- Indoor/outdoor surround sound – 6 zones
- Beautiful private backyard oasis, fully landscaped yard
- Ample outdoor living with a deck off the main living area and a covered patio below, consideration for potential future pool access off the deck
- Deck features an outdoor kitchen with a built-in grill and BBQ, and a wood burning fireplace with stone surround
- Built-in bar-top seating for two on the deck to enjoy a morning coffee
- Hot tub on the lower covered patio area

### **Living Room**

- Beautiful bright open concept
- Cherry hardwood flooring throughout
- Floor to ceiling windows provide lots of natural light and capture the expansive views of the Okanagan valley
- American clay feature wall creates a gorgeous element around the gas fireplace
- Floating wood cabinets on each side of the fireplace
- Recessed lighting

### **Kitchen/Dining Room**

- Shimmering granite countertops
- Cabinetry with stainless steel hardware, upper glass display units in the dining area
- Functionality enhanced with a spacious walk-in pantry
- Beautiful kitchen island accents the center of this space with seating for four illuminated by three pendant light fixtures
- Professional stainless-steel appliances
- The kitchen overlooks the beautiful dining area with room for a spacious table surrounded by floor to ceiling windows with panoramic views
- Sliding glass doors open to an outdoor seating/dining area for a convenient indoor/outdoor living experience

### **Laundry**

- Front load washer and dryer, tile flooring, direct access to the garage
- Abundance of upper and lower cabinetry, large window over the sink area

### **Family Room/Den**

- Plush carpeting throughout
- Alcove window seat by a large window creates a relaxing element
- Abundance of natural light
- Fireplace with tile surround and display mantel
- Wall mounted media

### **Main Level Bedroom**

- Primary bedroom features, carpet flooring, large window with picturesque views, feature wall with a candle-lit fireplace and wall mounted media, a walk-in closet, and a luxury 5-piece ensuite

### **Two Main Level Bathrooms**

- 2-piece powder room features, a vanity with granite counter and undermount sink, and wall mounted mirror with two drop down modern light fixtures
- 5-piece ensuite features, heated tile flooring, a floating vanity with granite countertop and two undermount sinks, a large wall mounted mirror with crystal light fixtures, a free-standing tub by a large view window with chandelier above, and a seamless glass and tile shower with bench and transom window

### **Two Lower Level Bedrooms**

- Both feature, carpet flooring, windows, and double door closets

### **Two Lower Level Bathrooms**

- 2-piece powder room features, tile flooring, a pedestal sink, and a wall mounted mirror with overhead lighting
- 4-piece bath features, tile flooring, a vanity with one sink, wall mounted mirror, and a tub/shower combination with transom window above

### **Rec Room/Gym**

- Plush carpeting, recessed lighting throughout
- Natural light floods this space through floor to ceiling windows
- A gym is located just off the rec room with gym flooring, and wall mounted mirrors
- Seamless access throughout sliding glass doors to the covered patio

### **Den/Studio**

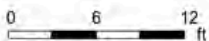
- This home features a unique den space
- Currently used as a studio
- Direct private access to the backyard
- A kitchenette with a beverage fridge, wood cabinetry, and double sink
- 2 piece bathroom with shower rough-in
- Recessed and track lighting

# 129 Ledge Rock Court, Kelowna, BC

**Main Floor** Exterior Area 1997.49 sq ft  
 Interior Area 1850.94 sq ft  
 Excluded Area 786.56 sq ft



**Lower Level (Below Grade)** Exterior Area 1672.12 sq ft  
 Interior Area 1535.92 sq ft  
 Excluded Area 303.94 sq ft



PREPARED: 2024/10/03





**LISTED BY MARLA MILLER**

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