



JANE HOFFMAN
REALTY

EXCLUSIVE WATERFRONT COMMUNITY ON THE SHORES OF OKANANGAN LAKE



PROUDLY MARKETED BY JANE HOFFMAN

***14- 3745 West Bay Road
West Kelowna, BC***

DETAILS

Address	14-3745 West Bay Road West Kelowna, BC	Bedrooms	3
		Bathrooms	4, 3 full, 1 half
		Finished Area	3875 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	4.89 Acres with 400 ft. water frontage	Year Built	2020
Water	Municipal	Exterior	Stucco, Stone
Sewer	Connected	Roof	Torch On
Views	Lake, Mountain	Heating	Natural Gas, Forced Air
Main Level	1646 sq. ft.	Cooling	Central Air
Above Main	2229 sq. ft.	Fireplace	2 Fireplaces
		Garage/Driveway	Attached Heated Double
		Boat Slip	#11
		Foundation	Concrete

Room Sizes - Main Level

Kitchen: 16 9 x 17 5
Living Room: 18 x 22 3
Bar: 5 8 x 8 7
Dining Room: 16 9 x 9 5
2-Piece Bathroom: 5 7 x 6 2
Study: 6 11 x 3 5
Utility: 6 8 x 11 4
Elevator: 5 2 x 5 2
Garage: 22 8 x 21 9

Room Sizes - Above Main

Primary Bedroom: 18 6 x 24 7
Ensuite - Full: 12 9 x 12 9
Family Room: 12 10 x 17 10
Full Bathroom: 5 7 x 9 10
Full Ensuite Bath: 13 x 5 10
Bedroom: 17 6 x 17 11
Bedroom: 17 7 x 14 11
Den / Office: 6 10 x 5
Laundry: 5 7 x 13 5

Inclusions

- WOLF 6 burner gas cooktop
- Hammered copper hood-vent
- WOLF built in oven combo-convection and warming drawer
- Two top-of-the line Asko dishwashers
- Fisher & Paykel fridge/freezer
- Panasonic microwave
- Sub-Zero fridge/freezer
- Rooftop Deck- Marvel outdoor fridge with Kohler sink
- Master Bedroom wet bar double fridge drawers
- Whirlpool front load washer & dryer
- Bull Brahma gas BBQ on main level patio
- Magic chef wine chiller

Roof Top

Elevator: 5 2 x 5 4
Deck:

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.



EXCEPTIONAL LUXURY HOME ON THE SHORES OF OKANAGAN LAKE

Paradise Estates is the ideal location for those in search of a beautiful home in a resort-style community with close proximity to world-class wineries and golf courses. This architecturally crafted contemporary home was designed with entertaining in mind offering seamless transitions from indoor to outdoor living and a rooftop patio. Superior craftsmanship and materials can be found throughout. Open-concept design with oversized windows on all levels that capture the views and flood the space with natural light.

Large Nano doors from the main living area allow for ease of access to the partially covered patio with outdoor kitchen. Beautifully-appointed chef's kitchen featuring professional-grade appliances and custom live-edge counter with bar seating. A highlight of this floor is the temperature-controlled wine room finished with stone and glass and ready for storing approx. 200 bottles of your most prized vintages. On the second level you'll discover a luxurious master retreat with its own private balcony & a truly spa-inspired ensuite. Two additional bedrooms and a flex space complete this level.

Take an elevator to the third-story rooftop patio to enjoy the hot tub, wet bar, and outdoor shower.

Residents of Paradise Estates will enjoy access to 400 ft. of sandy shoreline, deep-water boat moorage, a saltwater pool, water slide, central entertainment area that includes a putting green, firepit & waterfall features.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-862-7800



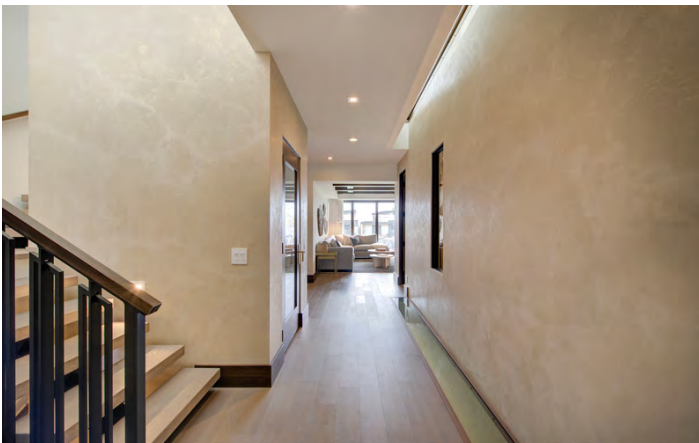
















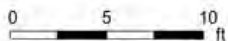


14-3745 W Bay Rd, West Kelowna, BC

Main Floor Exterior Area 1646.28 sq ft
 Interior Area 1484.69 sq ft
 Excluded Area 528.00 sq ft



2nd Floor Exterior Area 2229.83 sq ft
 Interior Area 2051.68 sq ft

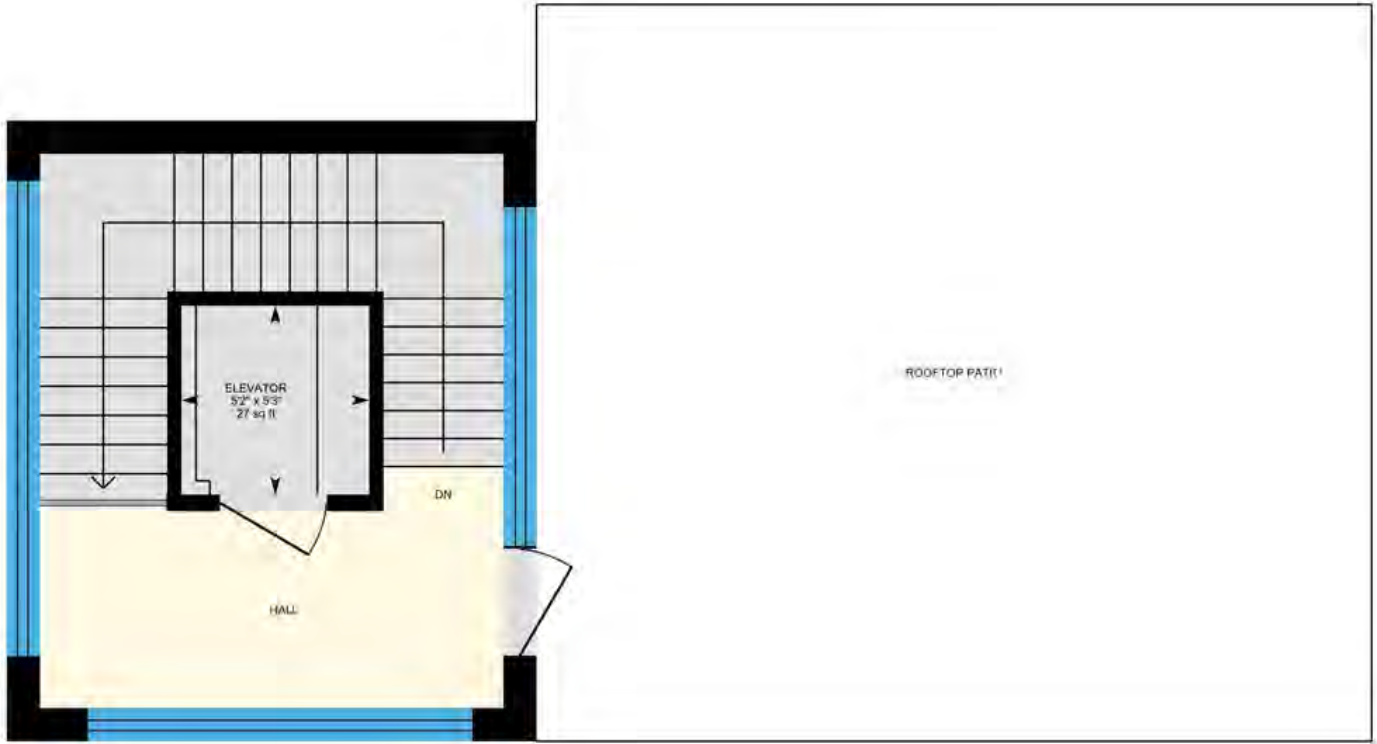


PREPARED: 2023/03/10



14-3745 W Bay Rd, West Kelowna, BC

Rooftop Patio Exterior Area 250.64 sq ft
Interior Area 195.84 sq ft



0 3 6 ft

PREPARED: 2023/03/10



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.



EXCEPTIONAL FEATURES

- Paradise Estates, an exclusive gated waterfront community situated on the shores of Okanagan Lake in the heart of West Kelowna wine country
- Positioned to embrace south east exposure enjoying both sun and moon rise over the lake
- Over 400 ft. of gently sloping sandy beach
- Timeless design, thoughtful floor plan with stunning contemporary interior
- High-quality construction with cutting-edge concrete and steel fabrication - structural steel frame with steel floor joists and steel stud walls, crafted by master builders
- Luxurious 3,875 sq. ft, 3-bedroom, 2-storey home with 3rd level roof top terrace
- Attached double garage
- Second level boasts a spacious primary bedroom and 2 additional bedrooms
- Primary bedroom retreat with lake & mountain views as well as sparkling city lights at night
- Also on the second floor a TV/flex room that can be used for a very comfortable 4th bedroom with private balcony
- 10' ceilings on the main floor, with in floor heating, air conditioning throughout, temperature controlled wine room, and large open living spaces, perfect for entertaining and family gatherings
- Elegant built in wet bar in the dining room and lounge off the primary bedroom graciously serve the covered patio and balcony above, complete with sink, fridges and ice drawers
- The great room features a 4-panel, 9' tall stacking patio door system that boasts a clear opening width of over 11' and opens onto a spacious patio with gas fire pit
- The dining room features a 3-panel, 9' tall stacking patio door system with a clear opening width of over 8' and opens out onto the covered outdoor dining area, complete with built-in BBQ
- Luxury finishes and designer quality light fixtures define the space
- Entertainment sized island features a 5" thick raised raw edge wood breakfast/bar counter
- Chef's kitchen features Wolf & Sub-Zero appliances : steam oven, wall oven and warming drawer, 6 burner gas cook top, Sub Zero fridge/ freezer and adjacent pantry with additional fridge with freezer drawer, 2 upgraded Asko dishwashers, Panasonic microwave
- Storage area for lake toys located in mechanical room with easy access from garage
- When guests arrive, there are 22 on-site visitor parking stalls not including the 2 additional parking spaces on your driveway.
- The central amenity area features a 50 ' swimming pool including a shallow end for toddlers and a 26' long water slide
- Strategically placed shade sails and waterfall/rock features provide a relaxed protected ambiance for Okanagan summer days
- A contoured 6 hole putting course and chipping area with its own water/rock features and sunken fire pit, outdoor washroom & shower
- Boat Slip #11

Foyer

- Upon entry, eye capturing Italian tile flooring accented by the pebble inlay detail
- Beautiful "Hubbardton Forge" chandelier
- Adjacent coat closet

Kitchen, Living & Dining Room

- Chef inspired kitchen features Wolf & Sub-Zero appliance package, Italian porcelain tile flooring throughout, Calacatta backsplash and triple track sliding glass doors to backyard patio
- Drop down pendant lighting above the entertainment sized centre island with Nieve quartz countertop and 5" thick raw edge wood bar seating
- Butler's pantry connecting the garage and kitchen
- Open design main living space perfect for entertaining while enjoying the ease of access to backyard patio and pool side
- Great room linear fireplace finished with "Iron Corten" surround and to the ceiling Calacatta finishing
- This fantastic space also includes 4-panel, 9' tall sliding patio door system that provides a clear opening to the backyard
- Tray ceilings with LED inset lighting in living room area
- Tray ceiling above dining room table with stunning light fixture
- Home office off kitchen with floating shelving and under shelving lighting

Wine Cellar

- Glass & stone temperature controlled wine room that holds approximately 200 bottles of your most prized wines
- Wine Room includes: Neolith "Iron-Corten" countertops, Venetian plaster wall treatment, in-floor accent lighting, walnut barrel ceiling and wine racks

2-Piece Bathroom

- Floating vanity with accent floor lighting, "Purist" wall-mount faucet in brushed bronze with "Derring" vessel sink, Neolith countertop finish
- Pebble backsplash and porcelain tile flooring, sensor lighting upon entry

Second Floor

Primary Bedroom

- Primary suite with views of the pool and common area and private deck access with awning and glass railings
- Mounted media with linear fireplace below, lighting underneath the fireplace
- Drop down lighting beside bed side tables
- Recessed electric blinds
- Wet bar completed with undermount sink and pull-out drawer fridge
- Surround sound and inset lighting throughout
- His/Her walk thru closet with shoe shelving, pull-out drawers, clothing racks, additional storage, added lighting and countertop space
- Spa-inspired 5 piece ensuite bathroom, porcelain tile floor, mosaic tile back splash, walk in
- Neolith shower, bench, 2 shower heads including rain head, soaker tub w/hand shower, dual sinks, raised cabinets with under cabinet lighting

Media/Flex Room

- Hardwood flooring, track sliding doors to view deck, cedar beams and surround sound
- Ceiling high "Iron Corten" finishing with mounted media
- Countertop space with quality cabinetry and modern floating shelving above

Bedroom 2 With 3-Piece Ensuite

- Spacious in size with vineyard views
- Windows are equipped with recessed pull down blinds
- Recessed lighting, flush mount air vents, hardwood flooring
- Has walk-in closet and luxurious 3-piece bathroom finished with porcelain tile flooring, shower with pebble inlay flooring, undermount sink & quartz countertop

Bedroom 3

- Convenient to the main 3-piece bathroom
- Vineyard views and French door closet with built-in cabinetry, additional storage and hanging rails
- Hardwood flooring
- Recessed pull down blinds with a blackout option
- Recessed lighting

3-Piece Bathroom

- Modern floating vanity with quartz countertop, undermount sink, NuHeat heated tile flooring & ceiling high tile backsplash with mounted mirror and bar lighting above
- Modern seamless glass shower with Neolith porcelain surround and river rock flooring, recessed lighting & hand wand shower head

Laundry Room

- Front load Whirlpool washer and dryer with quartz countertop, upper and lower cabinetry, hanging rail, utility sink & linear LED lighting
- Floor to ceiling storage closet with soft closing hardware and drawers
- Tile flooring, recessed lighting

Roof Top Terrace

- Breathtaking view of the lake and mountains
- Partially covered with roof overhang and automatic retractable awning
- "Arctic Spas Yukon Signature 45" – 6 Person hot tub
- Infratech outdoor heaters and recessed lighting
- Glass railings for unobstructed views
- Outdoor shower for post spa rinse
- Built-in serving counter with fridge, ice maker and sink
- Surround sound



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