



JANE HOFFMAN  
REALTY

## STUNNING CUSTOM LAKEVIEW HOME WITH POOL



PROUDLY MARKETING BY JANE HOFFMAN

*2463 Thacker Drive*  
*West Kelowna, BC*

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## DETAILS

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<b>Address</b>	2463 Thacker Drive	<b>Bedrooms</b>	5
	West Kelowna, BC	<b>Bathrooms</b>	7, 5 Full, 2 Half
		<b>Finished Area</b>	6161 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.48 Acre	<b>Year Built</b>	2022
<b>Water</b>	Municipal	<b>Heating</b>	Forced Air, In-Floor Heat
<b>Sewer</b>	Connected	<b>Cooling</b>	Central Air
<b>Views</b>	Lake, Mountain, Valley	<b>Fireplace</b>	2 Gas Fireplaces
<b>Main Level</b>	3332 sq. ft.	<b>Garage/Driveway</b>	Automated Gated Entry, Attached
<b>Upper Level</b>	2106 sq. ft.		4-Car Garage
<b>Lower Level</b>	723 sq. ft.	<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Foyer: 12' 10 x 23' 0  
Great Room: 18' 7 x 23' 0  
Dining Room: 17' 0 x 11' 4  
Kitchen: 19' 4 x 16' 7  
Pantry: 8' 2 x 9' 8  
Wine Cellar: 5' 10 x 7' 6  
Mud Room: 8' 2 x 10' 5  
Laundry: 13' x 14' 11  
2-Piece Bathroom: 6' 5 x 5' 0  
Office: 11' 6 x 12' 5  
Primary Bedroom: 15' 2 x 16' 0  
Sitting Area: 6' 0 x 10' 6  
Walk-in Closet: 9' 9 x 16' 5  
5-Piece Ensuite: 20' 3 x 9' 0  
2-Piece Bathroom: 7' 9 x 5' 3  
BBQ/Patio: 11' 3 x 7' 2  
Covered Patio: 10' 2 x 17' 0  
Covered Patio: 20' 3 x 21' 1  
Pool Shed: 10' 11 x 6' 9  
Garage: 38' 11 x 27' 5

### Room Sizes - Lower Level

Media Room: 15' 5 x 17' 9  
Bar: 12' 10 x 5' 6  
Mechanical: 14' 5 x 11' 8

### Room Sizes - Upper Level

Bedroom: 15' 0 x 13' 7  
3-Piece Ensuite: 5' 6 x 8' 5  
Bedroom: 16' 5 x 15' 2  
3-Piece Ensuite: 5' 6 x 8' 5  
Balcony: 7' 11 x 17' 7  
Bedroom: 13' 5 x 14' 11  
3-Piece Ensuite: 6' 0 x 6' 8  
Laundry: 13' 6 x 10' 1  
Bedroom: 12' 11 x 27' 11  
Walk-in Closet: 7' 3 x 5' 2  
4-Piece Ensuite: 5' 11 x 17' 7  
Balcony: 9' 11 x 29' 1  
Mechanical: 6' 6 x 5' 2

### Inclusions

- Thermador fridge/freezer (x2)
- Thermador dishwasher (x2)
- Sub-zero refrigerator drawers /  
crisper for fruits and veggies
- Wolf double oven – with 8 burner  
gas range
- Miele microwave, Miele steam oven
- Miele built-in coffee machine
- LG washer/dryer (x2)
- Napoleon BBQ
- Refrigerator drawers – outside

### Mechanical

- Trane furnace, electronic air filters
- Steam humidifiers
- Twin on demand water heaters
- Full water purification, with water  
softener, and UV purifier
- Security monitored auto master  
shut off valve
- Elevator

**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 2463 THACKER DRIVE

Custom San Marc home on desirable Thacker Drive in Lakeview Heights. This property boasts exceptional attention to detail that is sure to impress. Expertly designed, it offers a remarkable layout inside & out for everyday living while maintaining its allure as a modern masterpiece. From nearly every room & the backyard, enjoy expansive, unobstructed Okanagan Lake views. A solid wood 12-ft pivot door welcomes you to the foyer with a 20-ft marble tiled entry wall leading to the catwalk on the 2nd level, connecting the 2 wings of the home.

The great room boasts 23-foot ceilings, floor-to-ceiling windows, & an 80-inch linear gas fireplace. Gourmet kitchen with Carolyn Walsh-designed cabinetry, waterfall island, professional appliances & a window that fully retracts, creating a passthrough to the outdoor kitchen. Glass-enclosed 75+ bottle temperature-controlled wine room. Sliding doors on the main level open to a remarkable outdoor retreat: saltwater pool with auto cover, synthetic lawn, Jacuzzi hot tub, outdoor kitchen, \$12K sound system, covered patio with glass ceiling.

Luxurious main floor primary w/ pool access, spa-inspired 5-piece ensuite with views of the lake, heated floors, custom closet, and a linear gas fireplace. Main floor living with elevator that accesses all three floors.

Upstairs offers 4 large beds, all with en suites, and 2 featuring private lake view patios. Laundry on both levels. Oversized 3-car garage with built-ins, custom cabinetry, and prewired for EV.

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





















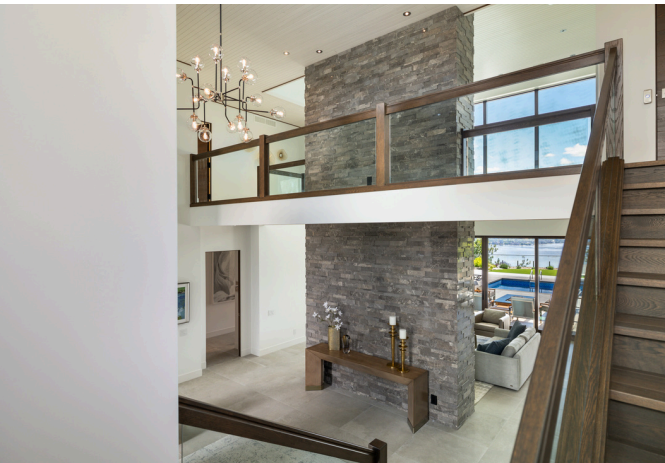
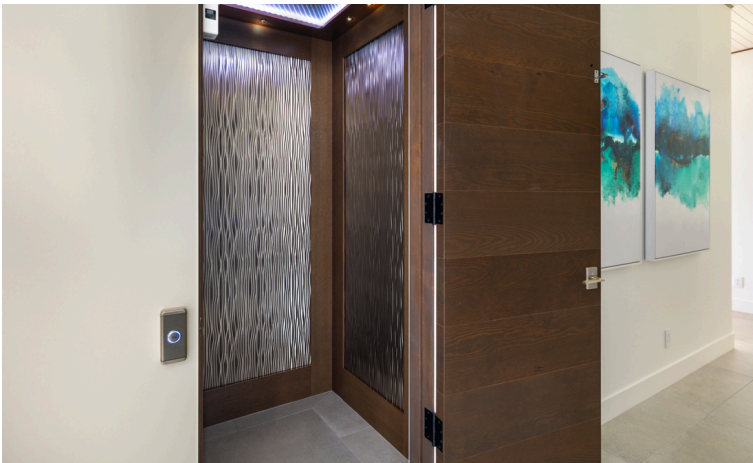


































5 BED | 5 BATH | 2 HALF BATH | 6161 SQ.FT  
MAIN FLOOR 3332 SQ.FT



2463 THACKER 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.



5 BED | 5 BATH | 2 HALF BATH | 6161 SQ.FT  
UPPER FLOOR 2106 SQ.FT

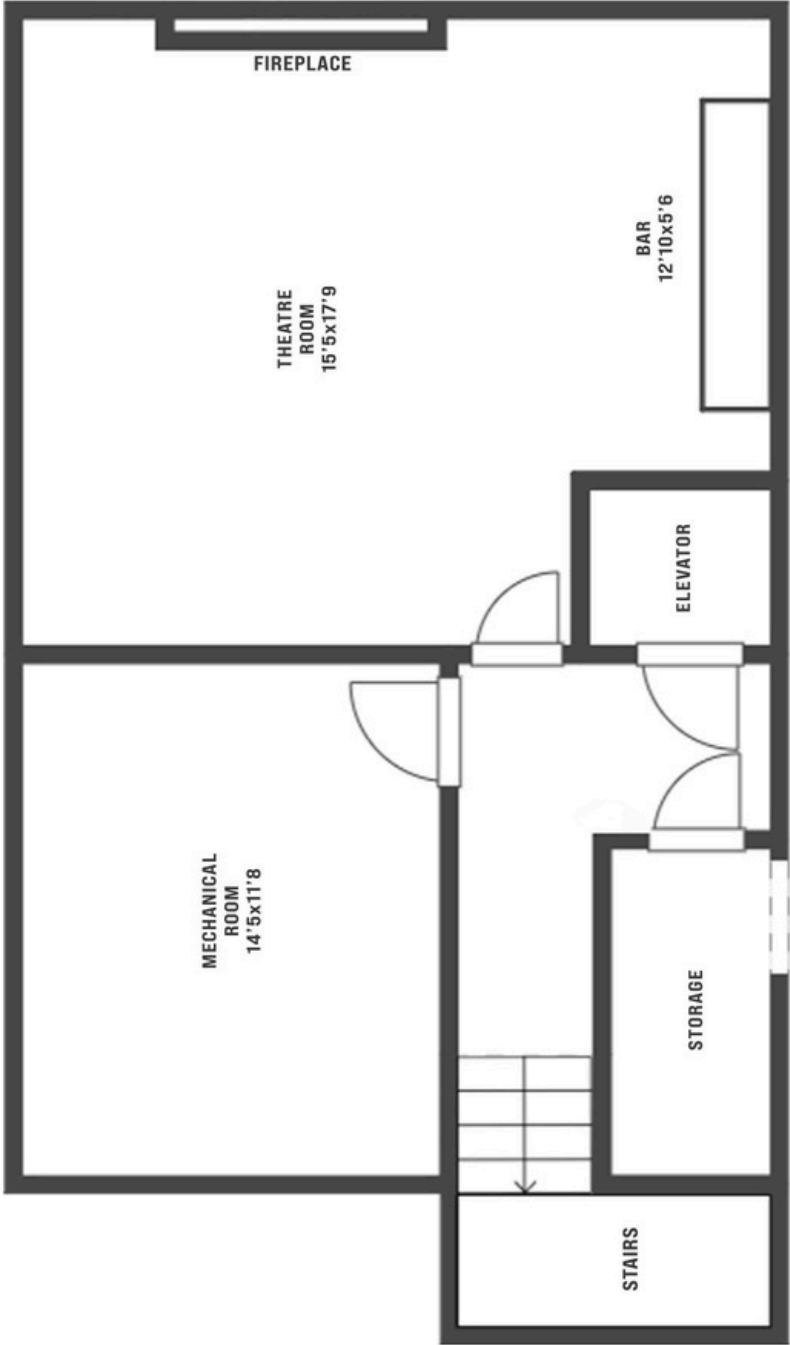


2463 THACKER DRIVE

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5 BED | 5 BATH | 2 HALF BATH | 6161 SQ.FT  
LOWER FLOOR 723 SQ.FT



2463 THACKER DRIVE

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### EXCEPTIONAL FEATURES

- Welcome to the beautiful area of Lakeview heights
- This exceptional custom home with attention to fine details was built by reputable San Marc Homes
- Panoramic unobstructed views of the lake
- Automated gated entry to the property, app controlled, and driveway pressure sensor controlled
- Oversized heated triple garage, with epoxy flooring, abundant built-in cabinets, can accommodate 4 vehicles
- Smart Home technology including app controlled- blinds, video cameras, garage doors, man gate, security, HVAC, irrigation, pool, and landscape lighting - user friendly
- Security with outdoor and indoor cameras, and 47 moisture sensors tied to main water auto shut valve
- Elevator for optimal convenience
- All solid wood interior doors
- Kolbe windows throughout
- Each bedroom complete with an ensuite bathroom
- All ensuites have heated flooring and motion activated auto-on/off lighting under floating vanities
- Recessed adjustable Gimbal LED lights throughout
- Quiet, power operated blinds throughout, both app controlled and remote control

### Outdoor Living

- Oversized 36' x 16' saltwater pool built with built-in steps at south end of pool
- Completely automated/ app-controlled pool equipment
- Electric powered pool cover for security, keeping pool clean, and providing heat retention
- Sunken Jacuzzi hot tub, easy access with cover
- Built in outdoor kitchen with Napoleon BBQ, 2 drawer refrigerator, granite sit up counter area
- Extensive landscaping with many trees imported from Vancouver, advanced growth plants
- \$12,000 outdoor sound system with sub woofer
- Samsung 55" wall mounted TV
- Ceiling fans over dining area & fire table area
- Pre- wired for overhead electric ceiling mounted heaters
- 1" water supply for quick fill on pool
- Auxiliary buried natural gas line for additional fire pit in grassed area
- Casita/storage building for pool equipment and chairs, etc. during off season
- Poolside tile with no grout, state of the art drainage system
- Outdoor tile matches the interior tile for seamless transition from inside to outdoors

### Foyer

- 12'x 5' solid wood, pivoting entry door
- 36" x 36" ceramic tile throughout
- 23' high marble tiled entry wall with catwalk on second level
- 3 level elevator with deluxe interior package near the front door



## **Office**

- Built-in cabinet with file drawers and upper cabinets
- 3-sided floor to ceiling glass windows showcasing the mountains to the west

## **Living Room**

- Soaring 23' ceilings create a spacious, airy environment
- Marble tiled 4-sided central feature wall surrounds an 80" linear gas fireplace, with built-in 75" TV alcove, surround sound including floor mounted sub woofer
- Floor to ceiling windows to the pool area capturing the lake views and lots of natural light
- Built in 8' cabinet in recessed niche
- Bright open view to wine room, dining room, kitchen, and upstairs catwalk area
- Beautiful floor to ceiling glassed in wine room highlights this area
- Holds approx. 75 bottles and features floating cabinet with built in shelving, and mirrored back wall
- Seamless transition through 9' sliding glass doors to the outdoor fire table lounging and pool area

## **Kitchen/Dining**

- Chef's dream kitchen with professional stainless-steel appliances, Carolyn Walsh design and Phoenix Cabinets - quarter sawn white oak
- All soft closing cabinetry, under cabinet lighting
- Professional stainless steel appliances and a spacious walk-in pantry
- 3" thick quartz countertops with tile backlash
- Large waterfall edge island with seating for four and ample storage
- Triple window fully retracts from kitchen to outdoor kitchen counter – convenient for indoor outdoor entertaining
- Adjacent to the kitchen is the dining area illuminated by recessed LED lighting and drop down designer light accenting the table
- 8' built in serving cabinet located in a niche
- Sliding glass doors to poolside area

## **Two Laundry Rooms**

- Convenient laundry located on both levels of this home
- Main level laundry features stacked washer and dryer
- Built-in cabinetry with under cabinet lighting. sink
- Island with quartz countertop, with hanging linear light above
- Upper-level laundry features LG one piece stacked washer/dryer
- Counter with sink
- Built in upper & lower cabinetry
- Wall mounted media
- Recessed lighting plus drop down linear LED light

## **Main Level Primary Bedroom**

- Primary bedroom features, floor to ceiling windows overlooking pool and lake, sitting area, custom walk-in closet, sliding glass doors to backyard pool area, and a 4-piece spa inspired ensuite bathroom



### **Main Level Bathrooms**

- 2-piece powder room located in the heart of the main level features, floating vanity with under cabinet lighting, designer vessel sink, recessed lighting plus back lit mirror
- 2-piece pool bathroom with floating vanity and built in towel storage
- 4-piece spa inspired ensuite attached to the primary bedroom features, heated flooring, free standing tub, floating vanities with under cabinet lighting, two undermount sinks, seamless walk-in glass shower with rain and wand shower heads

### **Four Upper Level Bedrooms**

- The first one is a second primary bedroom and features built in floating cabinetry with 2 refrigerator drawers, wall mounted media, sitting area, walk in closet, sliding doors to 27' private balcony, beautiful lake and mountain views, and a 4-piece ensuite
- 2nd bedroom features incredible lake views, a private balcony, a spacious sliding door closet, and a 3-piece ensuite
- 2 additional bedrooms both feature large windows, sliding door closets and 3-piece ensuites

### **Four Upper Level Bathrooms**

- 4-piece ensuite features a vanity with two undermount sinks, wall mounted mirrors, and a walk-in seamless glass shower
- Three additional 3-piece ensuites all feature heated flooring, vanities with undermount sinks, two with walk-in showers and one with a tub/shower combo

### **Theater Room**

- Large entertainment room with 75" TV, surround sound with sub woofer
- Sound insulated ceiling and walls
- Heated, plush carpet flooring
- Built in cabinet with 2 drawer built-in fridge
- 74" linear fireplace
- Floor to ceiling stone feature wall

### **Garage**

- 40' W x 30' D with extra L - could hold 4 vehicles
- Stainless steel counter tops
- 11' ceiling with power for car hoist
- 2-prewired EV receptacles plus 220V welder outlet



2463 THACKER DRIVE

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**LISTED BY JANE HOFFMAN**

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The logo for Unison Realty, featuring the word "Unison" in a serif font with a blue arc above it.

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