



JANE HOFFMAN
REALTY

MODERN LUXURY WITH PANORAMIC LAKE-CITY VIEWS



MARKETED BY DEAN SIMONELLI

4-2493 Casa Palmero Drive
West Kelowna, BC

DETAILS

Address	4-2493 Casa Palmero Drive West Kelowna, BC	Bedrooms	2 plus den
		Bathrooms	3, 2 full, 1 half
		Finished Area	2994 sq. ft.

SPECIFICATIONS & FEATURES

View	Lake, Bridge, City, Mountain, Valley	Year Built	2008
Main Level	1531 sq. ft.	Heating	Natural Gas Forced Air
Lower Level	1462 sq. ft.	Cooling	Central Air
Location	Cul-De-Sac, No Thru Road, Close to Park, Recreation, Schools & Shopping	Fireplace	2 Gas Fireplaces
Water	Municipal	Garage/Driveway	Attached Double
Sewer	Connected	Ownership	Freehold
Strata Fee	\$550.00	Foundation	Concrete

ROOM SIZES

Main Level	Lower Level	Inclusions
Foyer: 10'11 x 7'3	Recreation: 29'5 x 38'2	<ul style="list-style-type: none">• Viking refrigerator & gas range• Vent-a-hood range hood vent• Viking dishwasher• Panasonic microwave• LG front load washer and dryer
Living Room: 18'6 x 12'0	Bedroom: 13'3 x 17'3	
Kitchen: 9'4 x 14'7	4-Piece Bathroom: 5'1 x 9'10	
Dining Room: 12'8 x 16'3	Utility Room: 5'1 x 11'0	
Den: 11'11 x 11'9	Storage Room: 9'6 x 7'2	
2-Piece Bathroom: 5'0 x 7'2		
Primary Bedroom: 13'2 x 16'11		Mechanical
5-Piece Ensuite Bath: 8'11 x 9'6		<ul style="list-style-type: none">• Carrier furnace• Central A/C• GE security panel• Honeywell thermostats• John Wood hot water tank• GenralAire humidifier• Cyclo central vacuum,• 125-amp service pan
Garage: 19'9 x 20'0		

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 4-2493 CASA PALMERO DRIVE

Experience refined Okanagan living in this executive walk-out rancher, showcasing some of the most breathtaking lake and city views in Kelowna. Designed with a wide, open floor plan and soaring ceilings, this residence pairs timeless craftsmanship with modern luxury. Fine finishes on the main floor include engineered hardwood, granite countertops, custom Carolyn Walsh cabinetry, and designer lighting. Great room features exposed beam and a stone-clad gas fireplace and flows seamlessly to the lakeview balcony with unobstructed glass railing and gas BBQ hookup. Tray ceiling with crown moulding in the kitchen. The chef's kitchen boasts a centre island, professional-grade appliances, and abundant storage.

The primary suite offers stunning lake views and a spa-inspired 5-piece ensuite with heated floors, a soaker tub, dual vanities, and glass shower. Library/den with custom shelving. Roughed in for laundry in main level pantry closet. Featuring front double attached garage. An open staircase leads to the lower-level entertaining area with wet bar, and stone fireplace. A spacious second bedroom and full bath. Large laundry room with sink, generous storage, and a private covered patio with grassy area complete the lower level walk-out.

With unobstructed views of the bridge, downtown skyline, and Okanagan Lake, this home blends sophistication with the ease of lock-and-leave living.

Listing Agent Dean Simonelli | Contact dean@janehoffman.com or 250-863-6300









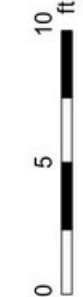
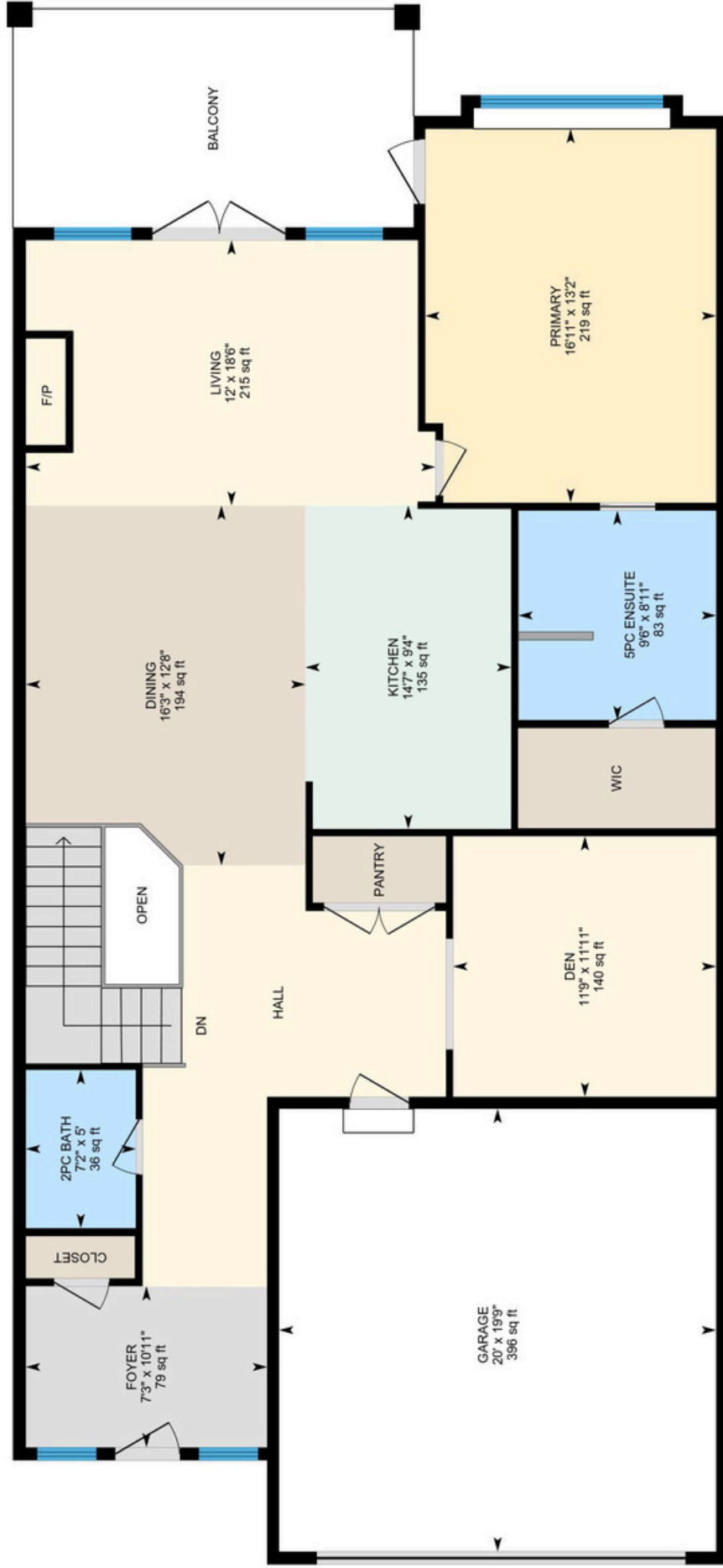






4-2493 Casa Palmero Dr., West Kelowna, BC

Main Floor Exterior Area 1531.43 sq ft
Interior Area 1425.31 sq ft
Excluded Area 444.56 sq ft

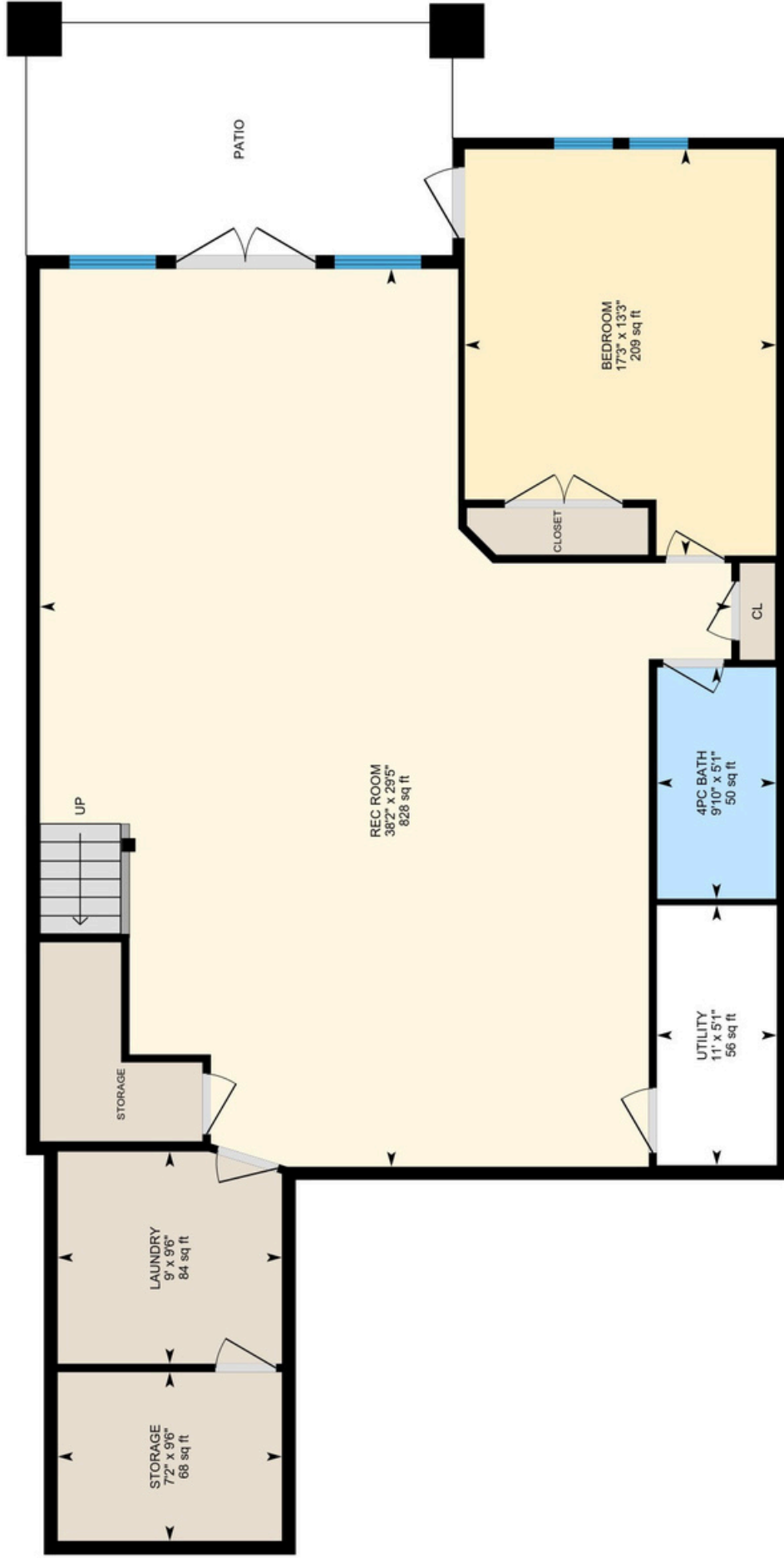


PREPARED: 2025/07/25

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.

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Lower Level (Below Grade) Exterior Area 1462.42 sq ft
Interior Area 1355.37 sq ft
Excluded Area 56.32 sq ft



PREPARED: 2025/07/25

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DETAILED FEATURES

Exceptional Features

- Executive walk-out rancher showcasing some of the most breathtaking panoramic lake, bridge, city, and mountain views in all of West Kelowna
- 2-bedroom, 3-bath residence with over 2,900 sq. ft. across two thoughtfully designed levels
- Wide open floor plan with soaring ceilings blending timeless craftsmanship with contemporary luxury
- Uninterrupted vistas of downtown, the shimmering lake, and the surrounding valley from nearly every room
- High-end finishes throughout, including crown moulding, exposed wood beams, and rich toned hardwood flooring
- Ceilings that soar up to 10 and 12 feet enhance the home's grandeur and natural light
- Primary bedroom sanctuary features breathtaking valley views, a spacious walk-in closet, and a spa-inspired 5-piece ensuite
- Elegant custom den/library accented with crown moulding and wall-to-wall built-in shelving, ideal for reading or a home office
- Seamless open-concept living on the main level with a gourmet kitchen, formal dining area, and sunlit living room
- Pantry closet with plumbing and electrical for an optional second washer/dryer
- Expansive lower-level recreation room offers multiple entertainment possibilities with a full wet bar and lounge space
- Private lower-level guest suite with bedroom and 4-piece bath ensures comfort and privacy for visitors
- Generous storage solutions including a storage room, storage closet, and organized lower-level spaces
- Large, covered main-level deck with tile flooring, exposed beams, and a natural gas hookup for effortless outdoor living
- Unrivaled valley vistas from the deck, framing the bridge, city skyline, lake, and surrounding mountains
- Lower-level covered patio expands the outdoor living with sweeping panoramic views
- Landscaped front yard with curated rock and shrub garden enhances curb appeal
- Manicured grassy area off the lower patio, maintained by the strata for low-maintenance enjoyment
- Double-car garage offering ample parking and storage, complete with two ceiling-mounted shelving units
- Secluded lake view oasis, yet just a minute's drive to downtown Kelowna

Living

- Striking floor-to-ceiling stone accents the gas fireplace with wood mantel creating a dramatic focal point while adding warmth and cozy ambiance
- Rich toned hardwood flooring and exposed wood beams highlight the timeless architectural design
- Expansive floor-to-ceiling windows flood the space with natural light while capturing panoramic views of the valley, lake, and cityscape
- Walk-out access to a covered view deck offers an effortless indoor-outdoor lifestyle, perfect for entertaining or evening relaxation
- Seamless open-concept design connects the living area with the dining room and gourmet kitchen, great flow when entertaining friends and family

Kitchen/Dining

- Designer kitchen showcases the hardwood flooring, gleaming granite countertops, and custom Caroline Walsh cabinetry with under-cabinet lighting for both style and function

Kitchen/Dining Cont'd

- Professional-grade Viking appliance suite, including a gas range, dishwasher and refrigerator, caters to the most discerning home chef
- Central island with seating for two creates the perfect space for casual dining, morning coffee, or seamless guest interaction
- Built-in speaker system provides a pleasing background, whether entertaining friends or enjoying quiet family dinners
- Dramatic 12-foot ceilings in the dining area flood the space with natural light and emphasize the open, airy environment of the room

Den

- Charming den framed by a wide archway, offering a versatile retreat for a private home office, quiet reading nook, or elegant library
- Plush carpeting underfoot enhances the sense of comfort and warmth, making the space inviting year-round
- Detailed crown moulding and custom wood panel elements
- Wall-to-wall, built-in shelving provides an organized showcase for books, art, and curated décor

Main Level Bedroom

- Primary bedroom features, plush carpet, 12 foot ceilings, floor-to ceiling lake view windows, private access to the covered deck, a walk-in closet and a spa inspired 5-piece ensuite

Two Main Level Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, a tiled-in tub, a tiled walk-in shower with rain and wand shower heads and a vanity with tile countertop and 2 vessel sinks
- 2-piece bath features engineered hardwood and a floating vanity with granite countertop and a vessel sink

Lower Level

Recreation Room

- Expansive lower-level retreat designed as the ultimate hub for relaxation and entertaining
- Striking built-in gas fireplace with a stone surround and handcrafted wood mantel, adding a warm inviting appeal
- Plush carpeting and 10-foot ceilings provides a spacious, airy environment
- Generous layout accommodates a lounge area alongside a pool table, poker table, or games zone
- Expansive windows frame scenic views of Okanagan Lake and the surrounding mountains while flooding the space with natural light
- Stylish bar area complete with a sink and raised bar seating
- Walk-out access to the covered patio, extending the entertainment space outdoors

Laundry

- Built in cabinetry, sink and countertops for ample folding and storage, LG front load washer & dryer
- Access to a large storage room

Bedroom

- The bedroom features plush carpet, a double door closet, glass patio door to the covered lower patio and a large window with lake and mountain views

Lower Level

- 4-piece bath features tile floors, a vanity with a drop-in sink, a tub/shower combination and a wall mounted mirror with overhead lighting

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