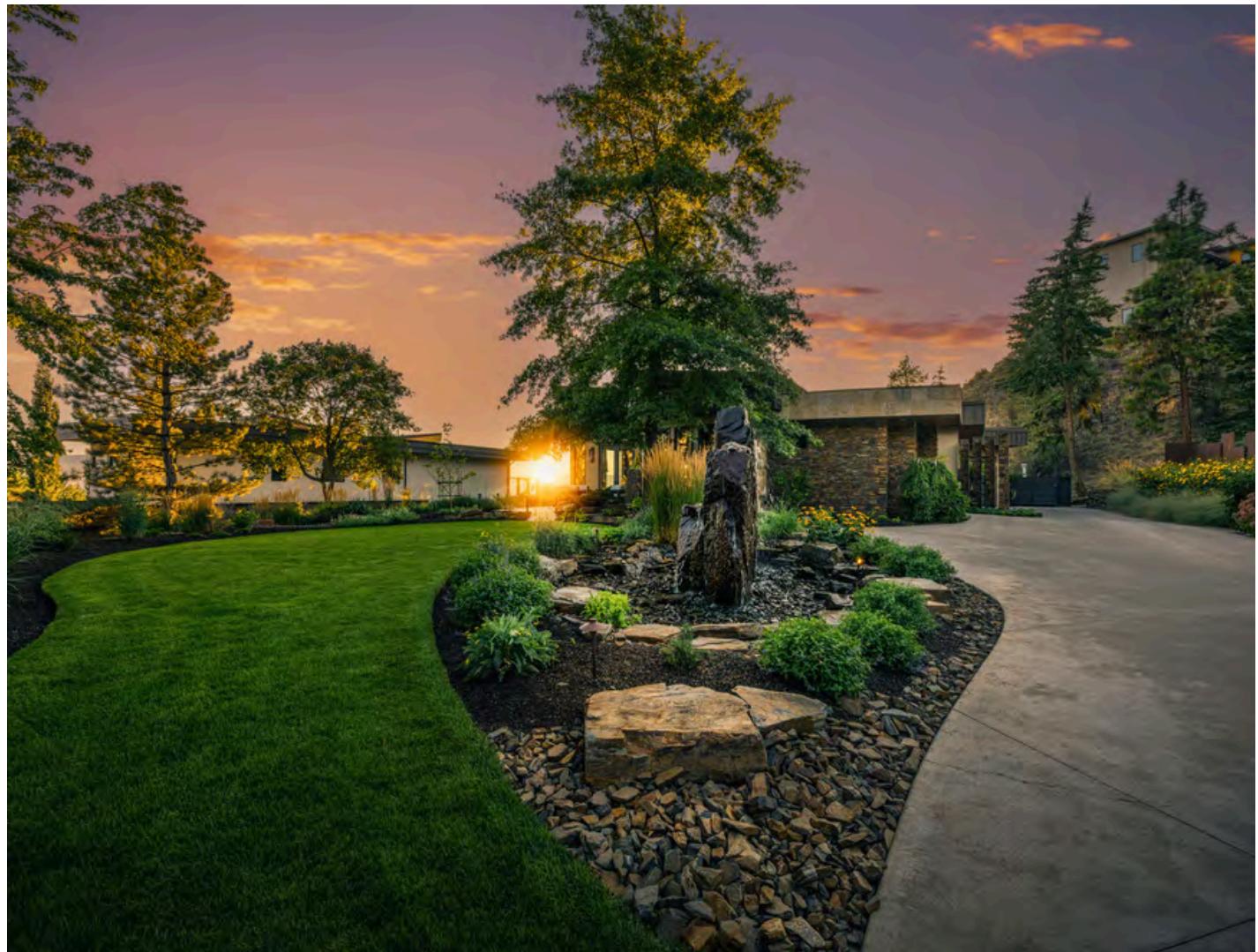




JANE HOFFMAN
REALTY

ARCHITECTURAL GEM - LAKEVIEW HOME WITH POOL



MARKETED BY JODI HUBER

**742 Highpointe Place
Kelowna, BC**

DETAILS

Address	742 Highpointe Place Kelowna, BC	Bedrooms	4
		Bathrooms	6, 4 Full, 2 Half
		Finished Area	5206 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.46 Acre	Year Built	2009
Main Level	2708 sq. ft.	Exterior	Stucco, Stone, Metal
Lower Level	2498 sq. ft.	Roof	Tar/Gravel, Torch On
View	Lake, Mountain, Valley, Bridge, City	Heating	Natural Gas Forced Air, Radiant Floor
Water	Municipal	Cooling	Central Air
Sewer	Connected	Fireplaces	6 Gas Fireplaces
Ownership	Freehold	Garage/Driveway	Attached Triple Garage
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes -Lower Level	Inclusions
Foyer: 13'5 x 10'7	Recreation: 18'8 x 19'5	<ul style="list-style-type: none"> • Viking gas cooktop & double wall oven
Living Room: 25'8 x 20'9	Bar: 14'2 x 17'10	<ul style="list-style-type: none"> • Miele dishwasher
Dining Room: 16'3 x 19'4	Family Room: 17'3 x 18'3	<ul style="list-style-type: none"> • Subzero panel refrigerator x2
Kitchen: 26'2 x 17'2	Theatre Room: 18'9 x 21'0	<ul style="list-style-type: none"> • Subzero freezer drawers x4
Pantry: 6'0 x 7'9	Gym: 10'9 x 16'3	<ul style="list-style-type: none"> • Viking warming drawer & microwave
Primary Bedroom: 21'6 x 17'9	2-Piece Bathroom: 6'4 x 5'11	<ul style="list-style-type: none"> • Viking & Uline wine refrigerators
Walk-in Closet: 10'1 x 20'2	Bedroom: 15'0 x 16'6	<ul style="list-style-type: none"> • Electrolux front load washer & dryer
5-Piece Ensuite: 23'3 x 18'7	Walk-in Closet: 10'8 x 9'0	<ul style="list-style-type: none"> • Frigidaire refrigerator, KitchenAid ice maker
Office/ Bedroom: 15'2 x 12'9	3-Piece Ensuite: 8'7 x 8'5	<ul style="list-style-type: none"> • General Electric dishwasher
3-Piece Bathroom: 11'2 x 8'3	Bedroom: 14'10 x 13'5	<ul style="list-style-type: none"> • Marvel refrigerator drawers x2
2-Piece Bathroom: 6'11 x 5'4	Walk-in Closet: 9'8 x 5'3	Mechanical
Laundry: 11'7 x 12'9	3-Piece Ensuite: 6'5 x 10'1	<ul style="list-style-type: none"> • York furnace, Central A/C
Garage: 33'10 x 53'0	Utility Room: 15'7 x 7'3	<ul style="list-style-type: none"> • John Wood hot water tank

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.

- Honeywell thermostats
- DSC security panel
- Reverse Osmosis water filtration
- York humidifier
- IBC water boiler
- Honeywell air filtration
- Kenmore water filtration
- Vanee HRV
- Cyclo central vacuum



WELCOME TO 742 HIGHPOINTE PLACE

An architectural masterpiece set in one of Kelowna's most coveted enclaves, this residence offers award-winning landscaping, sweeping lake and city views, and an effortless indoor/outdoor flow tailored for both entertaining and aging-in-place.

The entry sets the tone with stone flooring that transitions seamlessly indoors, granite accents, and soaring ceilings. A chef's kitchen with Viking, Sub-Zero, and Miele appliances complements the open-concept dining and living areas, anchored by a dramatic two-way stone fireplace.

The main-level primary suite is a serene retreat with vaulted ceilings, power blinds, a spa-inspired ensuite with steam shower, freestanding tub, and custom dressing room.

The walkout level is a destination of its own featuring a soundproof theatre, gym, full bar, and recreation space with walls of retractable glass connecting to the outdoors.

Designed for year-round enjoyment, the exterior boasts multiple patios, fire features, a koi pond, misters, heaters, and an outdoor kitchen. An infinity pool with hot tub and cabana overlooks the lake and city lights, creating an entertainer's dream setting.

With a triple heated garage, ample storage, and direct access to parkland trails, all just minutes to downtown, this estate offers unmatched lifestyle and luxury in the heart of the Okanagan.

Listing Agent Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088

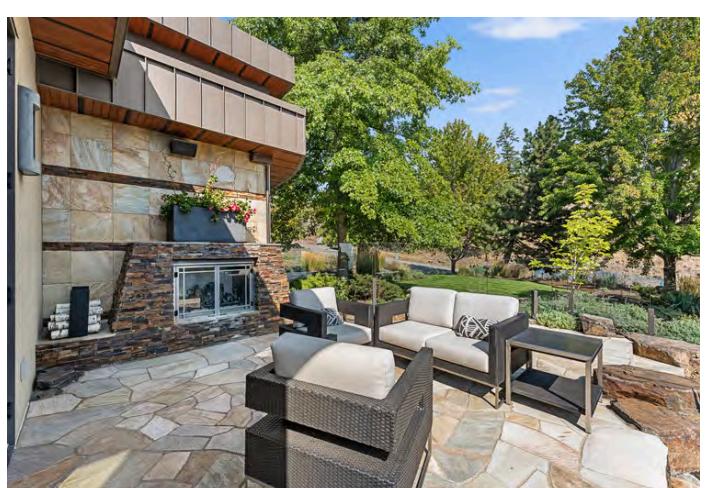




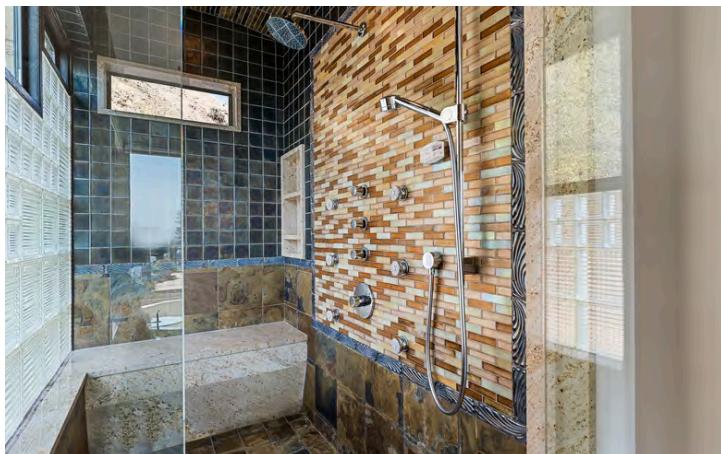




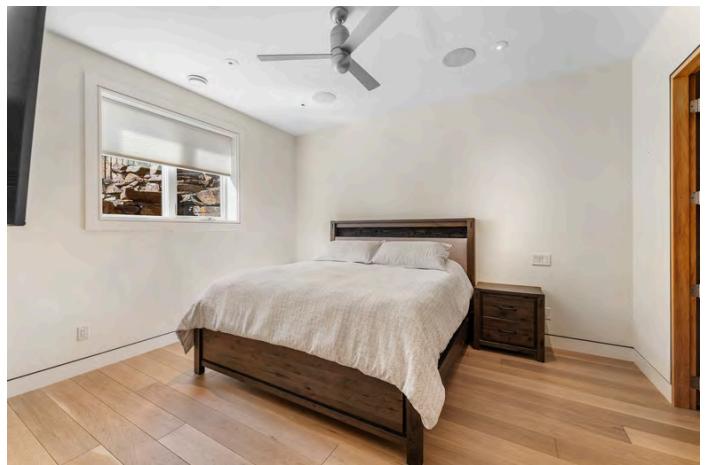












742 Highpointe PI, Kelowna, BC

Main Floor Exterior Area 2919.44 sq ft
Interior Area 2708.05 sq ft
Excluded Area 976.92 sq ft



Lower Level (Below Grade) Exterior Area 2714.34 sq ft
Interior Area 2497.91 sq ft
Excluded Area 104.40 sq ft



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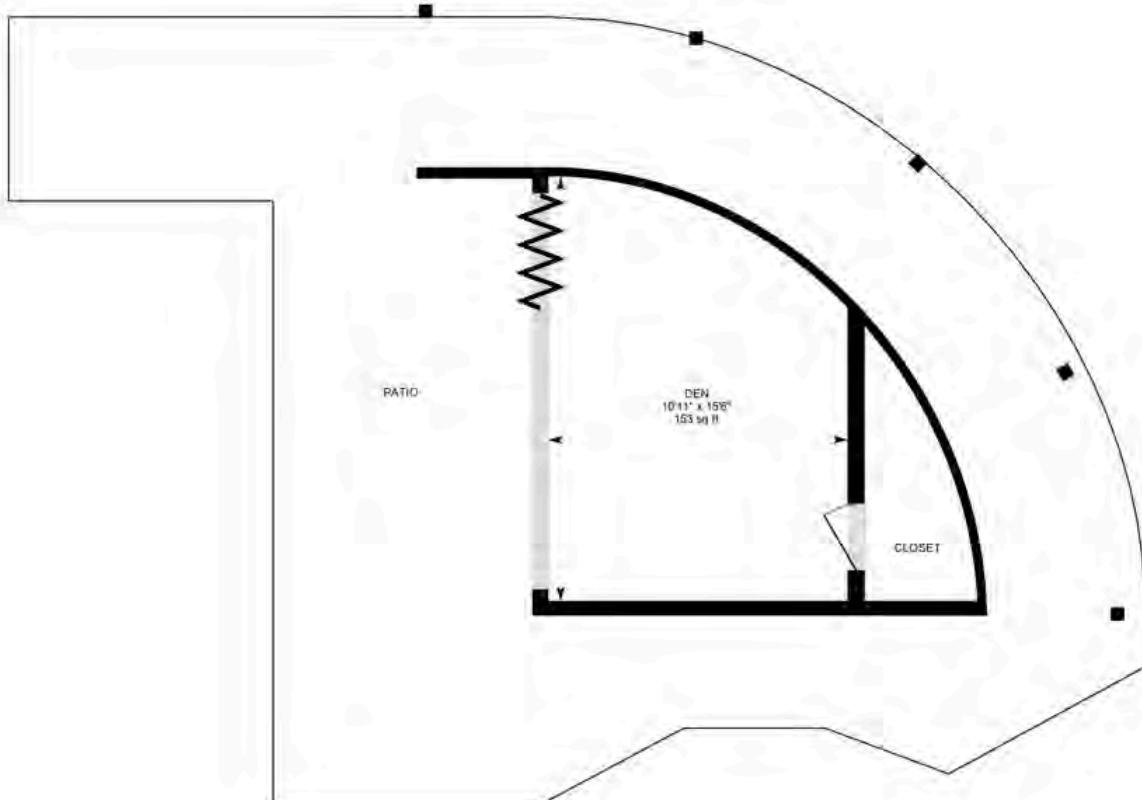
PREPARED: 2025/09/03



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.

742 Highpointe PI, Kelowna, BC

Pool House Excluded Area 186.48 sq ft



PREPARED: 2025/09/03

While 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.



DETAILED FEATURES

Exceptional Features

- Architectural masterpiece set within the prestigious enclave of Highpointe Estates, one of Kelowna's most sought-after neighborhoods
- Stunning 4-bedroom, 6-bath residence spanning over 5,000 sq. ft. across two masterfully designed levels
- Secure gated entry community that borders on miles of hiking, biking trails and also gives access to Kathleen Lake and Okanagan Lake
- Exquisite craftsmanship and high-end finishes throughout, including rich hardwood flooring, granite surfaces, and soaring vaulted ceilings
- Textured designer details such as a dramatic stacked stone feature wall, stamped stone floors, and warm wooden ceiling inlays
- Panoramic vistas of the lake, city, and surrounding mountains from nearly every principal room
- Built-in speaker system throughout for seamless, integrated entertainment
- Effortless indoor-outdoor living with multiple nano windows and thoughtfully designed transitions to outdoor living spaces
- Heated 3-car garage with epoxy floors, extensive wall cabinetry, and abundant storage
- Charming front patio with built-in gas fireplace, overlooking a tranquil pond and cascading waterfall
- Main level deck designed for year-round enjoyment, featuring frameless glass railings, wood inlays, integrated speakers, heaters, and walk-down access to the backyard
- The main deck also features a built-in outdoor kitchen featuring a BBQ, cooktop and lower cabinetry- all easily accessible off the kitchen
- Lower-level patio oasis with multiple pergola-covered lounge areas, a serene pond surrounded by lush greenery, and a fully equipped outdoor kitchen
- Infinity-edge pool with built-in hot tub, positioned to capture breathtaking views of downtown and Okanagan Lake, framed by manicured landscaping and ambient lighting
- Pool house retreat with nano doors, outdoor shower, and integrated speakers, offering shade and comfort beside the pool
- Expertly curated outdoor living spaces that set the standard for true Okanagan luxury lifestyle
- Award winning landscaping expertly curated throughout the property
- Minutes from downtown Kelowna, while offering direct access to nature trails, striking the perfect balance between city living and natural escape
- A masterpiece estate delivering an unmatched lifestyle in the heart of the Okanagan

Foyer

- The foyer sets the tone for the entire home with a dramatic granite water wall that gently cascades as you enter
- Flanking window with finishing details that run from the interior to the exterior truly reflecting the integration of the details
- Stone flooring also extends from the exterior to the interior

Living

- Grand living room anchored by a dramatic floor-to-ceiling feature wall with a built-in double-sided gas fireplace framed by a granite surround
- Soaring tray ceilings with warm wooden inlays, creating an open and inviting ambiance
- Expansive picture windows flood the room with natural light while perfectly framing the sweeping valley views below
- Seamless indoor-outdoor living with direct walk-out access to the front patio

Kitchen/Dining

- Gourmet chef's kitchen appointed with professional-grade Viking appliances, including a double wall oven, gas cooktop, and Sub-Zero refrigerator with freezer drawers
- Rich, soft-close cabinetry, complemented by a warm wood drop ceiling and cork floors
- Expansive curved center island with raised breakfast bar seating for four, perfect for casual dining or conversation while entertaining
- Sophisticated butler's pantry with granite counters, ample cabinetry, and premium Viking additions including a built-in microwave, warming drawer, and beverage refrigerator
- Sun-drenched formal dining room highlighted by stamped stone tile floors and a full wall of windows showcasing panoramic views of the lake, city, and bridge
- Dining room also features wall to wall windows and built in hutches for ample storage space
- Cozy nook off the kitchen, ideal as a sunny breakfast retreat or intimate lounge space for relaxation

Office

- Multi-purpose room just off the main foyer, enhanced by plush carpeting, soaring ceilings, and a dramatic curved window wall overlooking lush greenery
- Custom built-in wall bed and shelving, showcasing refined millwork while providing the flexibility to transform the space into a private bedroom or executive office
- Private 3-piece ensuite, ensuring comfort and convenience for guests or homeowners alike

Main Level Bedroom

- Primary bedroom features plush carpet, soaring ceiling with wood inlays, built-in speakers, a ceiling fan, walk out access to the covered deck and a spa inspired 5-piece ensuite

Three Main Level Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, two large lake view windows, a wall mounted heater, two separate vanities with granite countertops and undermount sinks, a free-standing soaker tub and a expansive, fully tiled steam shower with a glass door, built-in bench and rain and wand shower heads
- 3-piece bath in the office/bedroom features heated stone tile floors, a vanity with granite counter & vessel sink and a fully tiled walk-in shower with a built-in bench and glass door
- 2-piece bath features heated stamped stone floors, a vanity with an undermount sink and a wall mounted mirror

Laundry

- Conveniently locate on the main level just off the primary bedroom
- Ample built-in cabinetry, sink, granite counters and drying rack for ample folding and storage space
- Cork floors underfoot for added comfort, includes Electrolux front load washer and dryer

Lower Level

Recreation Room/Family Room

- Expansive lower-level recreation room, serving as the central hub for entertainment and relaxation, lots of room for a comfortable lounge area and gaming/billiards space
- Nano windows flood the space with natural light while offering serene views over the tranquil pond feature
- Integrated TV wall featuring six screens and built-in speakers, delivering an immersive entertainment experience
- Two wall mounted accent fireplaces for added warmth and ambiance
- Refined finishes including wide plank hardwood floors, tray ceilings, and recessed lighting

Bar

- Sleek sunken bar, seamlessly connected to the recreation room
- Luxurious design reminiscent of a high-end cocktail lounge, featuring a granite bar top with seating for five and nano windows that open to the covered outdoor lounge
- Fully integrated amenities including a wine refrigerator, ice maker, refrigerator drawers, and dishwasher for effortless entertaining
- Glass-enclosed wine room with built-in storage and a granite display counter, perfect for showcasing the wine collection

Theater

- Professional-grade home theatre accessed via double doors from the recreation room, creating a dedicated entertainment retreat
- Plush carpeting and tiered leather recliner seating provide the ultimate in comfort and luxury
- State-of-the-art cinematic experience with wall-mounted screen, 4K projector, premium surround sound, and full soundproofing
- Convenient built-in nook with cabinetry and a wash sink, perfect for snacks, beverages, and storage

Gym

- Spacious home gym offering ample room for multiple pieces of equipment and free weights, ideal for a full workout routine
- Professional touches including wall-mounted mirrors and built-in speakers for an immersive fitness experience
- Great design with soft cork flooring & ceiling fans for an enjoyable, safe workout environment
- Bright and airy atmosphere, the large glass wall overlooks the bar, providing natural light

Two Bedrooms

- The first bedroom features hardwood floors, a walk-in closet, walk out access to the lower patio and a luxurious 3-piece ensuite
- The second bedroom features hardwood floors, a walk-in closet, an illuminating window and a luxurious 3-piece ensuite

Three Bathrooms

- Bedroom 1 has a 3-piece ensuite with heated tile floors, a window, a vanity with granite counter & an undermount sink, a fully tiled shower with rain & wand shower heads
- Bedroom 2 has a 3-piece ensuite with heated stone tile floors, a vanity with granite countertop & an undermount sink and a fully tiled shower with glass door and rain & wand shower heads
- 2-piece bath features hardwood floor, a vanity with a vessel sink and a wall mounted mirror



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