



JANE HOFFMAN
REALTY

9.88 ACRE ESTATE PROPERTY WITH PANORAMIC LAKE- VALLEY- MOUNTAIN VIEWS



PROUDLY MARKETED BY JANE HOFFMAN

105 Timberline Road
Kelowna, BC

DETAILS

Address	105 Timberline Road Kelowna, BC	Bedrooms	4
		Bathrooms	6, 4 Full, 2 Half
		Finished Area	7166 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	9.88Acre	Year Built	2007
Views	Lake, Mountain, Valley	Exterior	Stone, Stucco, Timber Beams
Water	Municipal	Heating	Geothermal
Sewer	Septic System	Cooling	Geothermal
Main Level	3783 sq. ft.	Fireplace	2 Fireplaces
Lower Level	3383 sq. ft.	Garage/Driveway	Detached Double, Carport
Ownership	Freehold	Foundation	Concrete

Room Sizes - Main Level

Great Room: 19' 0 x 19' 0
Kitchen: 14' 6 x 16' 6
Pantry: 10' 9 x 4' 2
Dining Room: 13' 0 x 17' 0
Den: 13' 2 x 10' 6
Piano Room: 13' 0 x 17' 0
Music Studio: 25' 0 x 33' 0
Primary Bedroom: 17' 0 x 17' 0
Ensuite Bath: Full 5-Piece
Bathroom: Full 3-Piece
Bedroom: 11' 8 x 11' 0
Ensuite Bath: 2-Piece

Room Sizes - Lower Level

Rec/Games Rm: 21' 0 x 16' 6
Flex: 19' 0 x 16' 8
Bedroom: 21' 0 x 16' 6
Family Room: 16' 2 x 12' 0
Ensuite Bath: 2-Piece
Bedroom: 19' 6 x 16' 0
Bathroom: Full 5-Piece
Bathroom: Full 3-Piece

Inclusions

- LG refrigerator
- JennAir electric range
- Blomberg dishwasher
- LG front load washer & dryer

Mechanical

- Water furnace geothermal heating and cooling x2
- Carrier & Vanguard thermostats
- General Electric security panel
- Carrier humidifier
- John Wood hot water tank x2
- Eureka central vacuum
- 400-amp service panel
- 100-amp sub panel
- 60-amp sub panel

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 105 TIMBERLINE ROAD

A private lakeview sanctuary set on nearly 10 acres in the prestigious Rim Rock subdivision, 105 Timberline is a rare offering where luxury, creativity, and nature exist in perfect harmony. Panoramic lake views grace nearly every room, while the fully usable acreage blends seamlessly into the natural Okanagan landscape. Scenic walking trails, hand-laid stone staircases, and cascading water features flow gently into tranquil ponds, creating an estate that feels both curated and completely at peace with its surroundings. Inside, the custom-built residence exudes warmth and refined sophistication. Offering 4 bedrooms + a den and 6 beautifully appointed bathrooms, every space has been thoughtfully designed & impeccably finished. The vaulted great room, gourmet designer kitchen and spacious dining area unfold beneath soaring ceilings and walls of glass, framing breathtaking vista views and allowing natural light to pour in throughout the day

Originally commissioned for a Grammy-winning producer, the residence incorporates a world-class recording studio featuring five acoustically decoupled zones. These purpose-built environments create a rare “blank canvas” of near-absolute quiet — allowing the next owner to curate their own atmosphere, whether creative, restorative, or recreational. Whether producing a chart-topping album, hosting high-definition broadcasts, building a luxury simulator experience, or simply stepping into a space where the outside world disappears, this property delivers one of life’s rarest commodities: true, uncompromised privacy.

The lower level provides approximately 1,500 sq. ft. of flexible living space, offering further opportunity to personalize the estate to suit your lifestyle. Outdoors, multiple patios invite relaxation against a backdrop of sweeping lake and valley views. A level, meandering drive lined with mature plantings leads to an oversized double garage and additional covered carport parking.

Enhanced by top-tier mechanical systems, including geothermal heating and cooling, this remarkable estate delivers ultimate efficiency, tranquility, and timeless luxury in one of the Okanagan’s most coveted lakeview settings.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088



















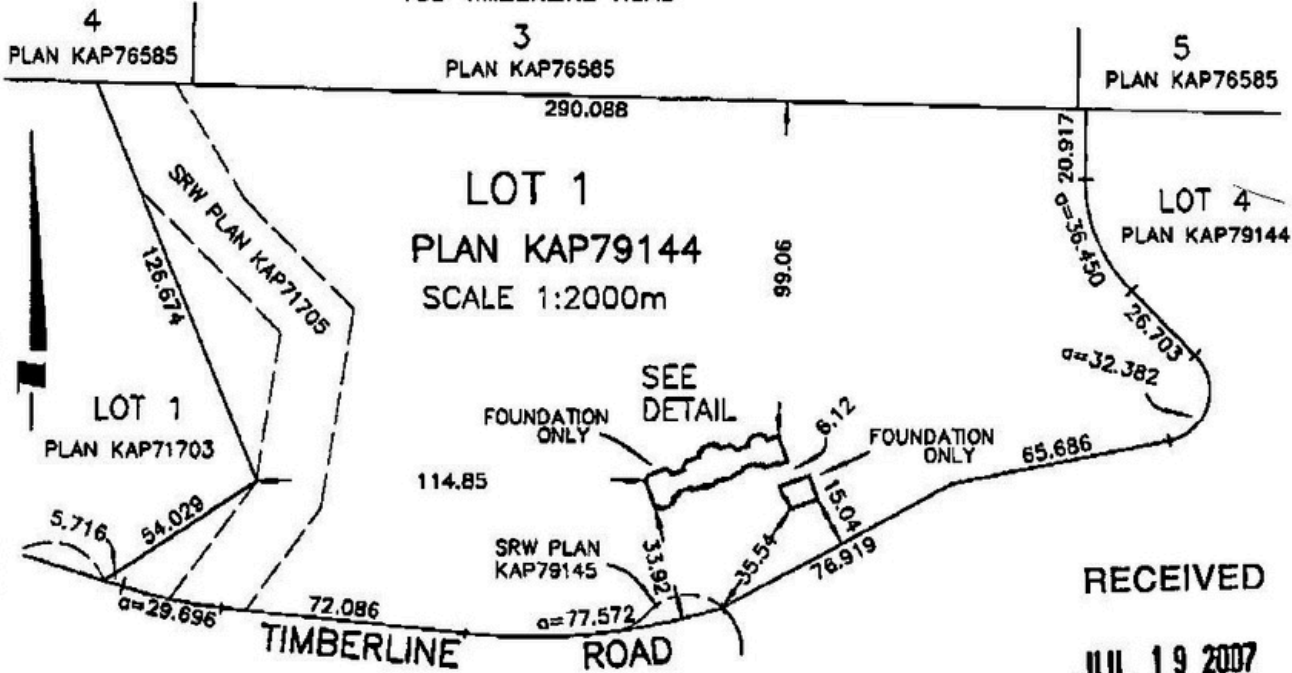




105 TIMBERLINE B.P. 34142

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON LOT 1, PLAN KAP79144, SECTION 16, TOWNSHIP 28, SDYD.

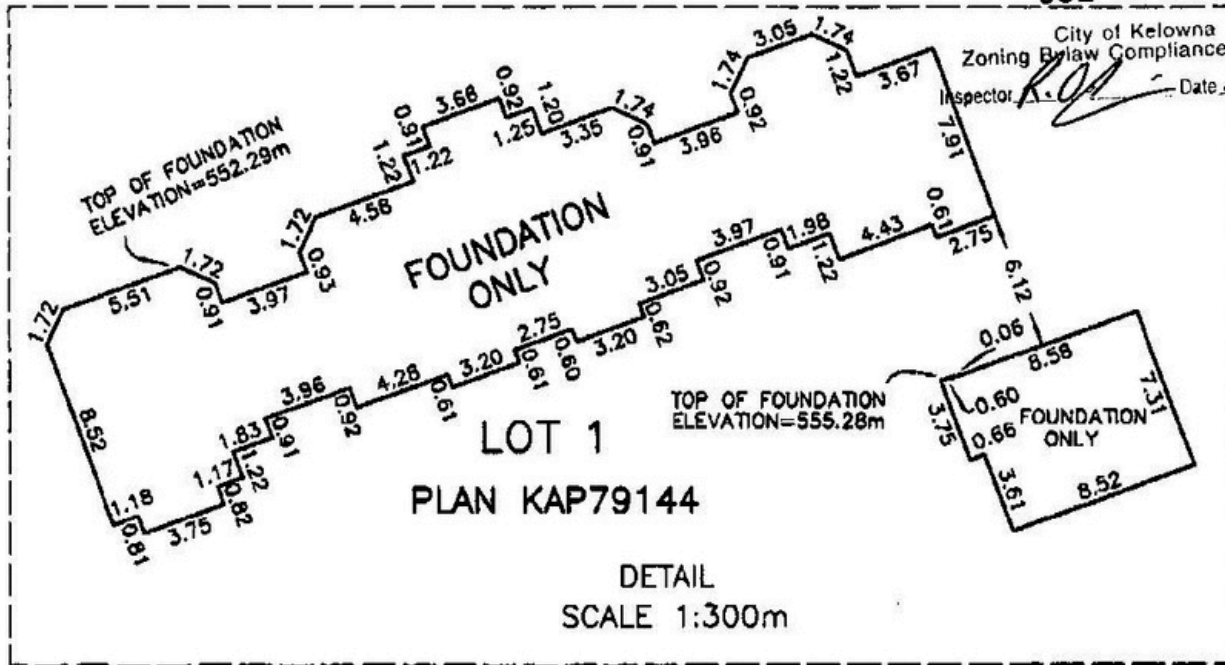
105 TIMBERLINE ROAD



RECEIVED

JUL 19 2007

City of Kelowna
Zoning Bylaw Compliance Review
Inspector: *[Signature]* Date: *July 23/07*



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

[Signature]

B.C.L.S., L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: GPC HOLDINGS

DATE: JULY 19th, 2007

SCALE: AS NOTED

FILE: 17652

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T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS
216-1626 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
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BP
34142
RV

POSTED

EXCEPTIONAL FEATURES

- This private luxury estate offers a 7166 sq. ft. two-level residence featuring 4 bedrooms and 6 bathrooms
- Located on 9.88 acres with commanding panoramic views of the lake, mountains and valley
- Winding private driveway framed by mature trees and professional landscaping
- High-end finishes throughout, including travertine tile, wide-plank hardwood, and custom architectural elements
- Vaulted ceilings with exposed timber beams enhance the sense of scale and warmth
- Walls of expansive windows throughout capture the breathtaking vistas of Okanagan Lake, the valley, and surrounding mountains
- Open-concept design connects the kitchen, dining, and living spaces
- Dining area showcases a dramatic rock feature wall and large glass doors opening to the front courtyard and rear patio
- Expansive entertainment level ideal for hosting large gatherings
- Warm hardwood flooring and a wood-burning rock fireplace create a cozy ambiance
- Direct access to covered lower patios and the beautifully landscaped front grounds
- Additional bedrooms, versatile workspaces, and substantial storage areas
- Parking includes a double garage, covered carport, and ample space for a boat or RV
- Resort-style landscaping with rock staircases, water features, ponds, and meandering pathways
- Stunning two-tiered back yard with panoramic lake and valley views
- Two inviting front-yard patios with pergolas - perfect for morning coffee or evening gatherings, with direct access from the dining room and music room
- A peaceful, private oasis just minutes from world-class wineries, scenic hiking trails, and only 15 minutes from Kelowna

Living

- Striking vaulted ceiling with exposed timber beams adds architectural drama and timeless craftsmanship
- Wide-plank hardwood flooring in rich, warm tones enhance the home's welcoming design
- Stunning wood-burning limestone fireplace with a sculpted concrete mantel serves as an elegant, eye catching focal point
- Floor-to-ceiling windows overlook the back yard and capture sweeping, unobstructed views of Okanagan Lake, the surrounding mountains, and the valley beyond
- Double glass doors open onto the outdoor deck, extending the living space and inviting seamless indoor-outdoor enjoyment
- Open-concept design offers a graceful transition to the kitchen and breakfast nook, ideal for both everyday living and great flow while entertaining

Kitchen/Dining

- A chef's dream kitchen featuring a folding glass window system that opens to the outdoors and frames panoramic views
- Easy-care natural stone tile flooring, shaker-style wood cabinetry with soft-close features, concrete countertops, travertine backsplash, and bar sink
- Raised breakfast bar with pendant lighting and seating for four
- Large central island with storage, a built-in coffee bar and a separate walk-in pantry for additional storage

Kitchen/Dining Cont'd

- Dining room is complete with vaulted ceilings, exposed timber beams, and a limestone feature wall
- Double glass doors connect to the front patio or back courtyard with lake and mountain views
- Breakfast nook with exposed timber beam ceiling and views of the courtyard

Two Main-Level Bedrooms

- Primary bedroom features double door access, hardwood floors, vaulted ceilings, large bay windows with panoramic views of the Lake, mountains and valley, a walk-in closet, access to the outdoor patio and gardens and a 5-piece ensuite
- The second bedroom features hardwood floors, a closet and a window overlooking the front courtyard

Three Main-Level Bathrooms

- 5-piece ensuite in the primary bedroom features tile floors, a built-in jetted soaker tub, a tiled shower with rain and wand shower heads and a separate water closet with a vanity cabinet
- 2-piece powder room features tile floors, a vanity with concrete countertop and shaker-style cabinets
- 3-piece bathroom features tile floors, a tiled walk-in shower, a transom window, shaker-style cabinetry with a concrete countertop and a vessel sink

Office

- Hardwood flooring for warmth and lasting durability
- Large window with stunning views of the surrounding area and backyard water features
- Large window linking the office to the adjacent music studio
- Space that is both electronically and acoustically secure

Piano Room | The Zen Sanctuary

- Soundproof main entry door for enhanced privacy and exceptional acoustic control
- Hardwood flooring throughout, offering a warm and elevated finish
- Vaulted ceiling with exposed wood beams, creating architectural character and volume
- Large double doors open to both the back deck and front courtyard for seamless indoor-outdoor flow
- Expansive interior window provides visibility into the adjacent music studio
- Expert acoustic insulation combined with abundant natural light creates a rare sensory and silent refuge

Music Room | The Creative Performance Studio

- Double, sound-reducing glass sliding doors provide privacy while maintaining openness and natural light
- Originally designed as a dedicated recording studio, this exceptional space now reveals remarkable versatility
- A turnkey environment for podcasting, high-definition streaming, or professional video production.
- With near-zero background noise and outstanding vocal clarity, broadcast-quality content can be created from the comfort of home

Music Room | The Creative Performance Studio - Cont'd

- The generous ceiling height and acoustic insulation make this space equally suited for a luxury golf or racing simulator, keeping the "engine" or the "swing" fully contained within its own performance zone
- Multiple windows frame breathtaking views of the lake, valley, and surrounding mountains

Mudroom

- Convenient access to both the laundry room and carport
- Custom built-ins featuring a bench, storage cabinets and hooks

Lower Level

Recreation Room

- Spacious recreation area with room for a pool table and additional gaming options
- Striking floor-to-ceiling wood-burning fireplace with custom concrete mantel and travertine hearth
- Large window overlooking the backyard with walkout access to the covered patio with panoramic views
- Discreet, well-planned storage solutions maintain a polished, streamlined aesthetic

Bonus Room

- Conveniently located off the recreation room for flexible options
- Ideal as a second office, home gym, or hobby space
- Natural stone tile flooring for easy maintenance and durability
- Double glass doors open to the covered outdoor patio for convenient indoor-outdoor access

Den

- Large windows capture views of the lake, surrounding mountains, and views of West Kelowna across the lake
- Double French glass doors lead back to 2nd bedroom
- Versatile space that can function as an additional bedroom, office, or home gym
- Access from the lower-level bonus room and bedroom

Two Lower-Level Bedrooms

- One bedroom features hardwood floor, 2 closets with custom built-ins, a large bay window overlooking the backyard and surrounding views
- The second bedroom features hardwood floors, double glass French doors with access to the bonus room and a 3-piece ensuite

Three Lower-Level Bathrooms

- 3-piece bathroom features tile flooring, a separate room with a walk-in shower, and a vanity with an undermount sink
- 3-piece ensuite in one of the bedrooms features tile floors, a vanity with a undermount sink and a walk-in shower

105 TIMBERLINE ROAD



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