



**JANE HOFFMAN**  
REALTY

TRULY BEYOND COMPARE - STUNNING VIEWS OF THE LAKE AND VALLEY



**PROUDLY MARKETED BY JANE HOFFMAN**

***1520 Vineyard Drive***  
***West Kelowna, BC***

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## DETAILS

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<b>Address</b>	1520 vineyard Drive West Kelowna, BC	<b>Bedrooms</b>	4
		<b>Bathrooms</b>	5, 4 full, 1 half
		<b>Finished Area</b>	5846 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	1.221 Acres	<b>Year Built</b>	2005, Substantially Renovated
<b>Water</b>	Municipal	<b>Exterior</b>	Stone Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	Lake, City, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air
<b>Main Level</b>	4046 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	1436 sq. ft.	<b>Fireplace</b>	2 Gas Fireplaces
<b>Lower Level</b>	364 sq. ft.	<b>Garage/Driveway</b>	Attached 5-Car Garage
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Foyer: 7 3 x 19 5  
Living Room: 27 10 x 27 3  
Kitchen: 19 11 x 18 9  
Pantry: 11 10 x 6 2  
Dining Room: 22 4 x 20  
Family Room: 29 x 31 5  
2-Piece Bathroom: 6 4 x 7 8  
Primary Bdrm 17 11 x 17 2  
Full Ensuite Bath: 17 1 x 18 1  
Walk-In Closet: 14 1 x 11  
Bedroom: 12 6 x 15 1  
Full Ensuite Bath: 8 9 x 9 3

### Room Sizes - Upper Level

Bedroom: 14 8 x 13 10  
Bedroom: 17 1 x 14 10  
Full Ensuite Bath: 6 x 9 4  
Full Ensuite Bath: 7 10 x 8 1  
Walk-In Closet: 6 6 x 9 4  
Walk-In Closet: 6 x 8 1  
Laundry: 7 x 12 1  
Loft: 21 8 x 19 3

### Room Sizes - Lower Level

Garage: 11 11 x 34 8  
Garage: 28 10 x 29  
Storage: 10 2 x 8 8  
Utility: 20 x 23 2

### Inclusions

- Viking Professional Series range - 6 burners with griddle and 2 gas ovens
- 2 Miele dishwasher
- 2 Marvel refrigerator drawers
- Sub Zero freezer/fridge
- KitchenAid microwave/convection oven
- Samsung washer/dryer

### Rec Rm - Main Level

- 2 refrigerated beverage drawers
- Marvel icemaker

### Mechanical

- Honeywell thermostat
- Lift Master garage door opener
- Navien hot water on demand
- MVAC central vac
- Trane furnace & AC
- Lifebreath ventilation

*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 1520 VINEYARD DRIVE

Truly beyond compare! Gorgeous custom home in the desirable private gated neighborhood of Vineyard Estates. From this residence you will enjoy remarkable panoramic views of Okanagan Lake, rolling hills, mountains, & vineyards, including the bell tower at Mission Hill. The outdoor living area is breathtaking with sweeping views, a pool, spacious areas for lounging & an outdoor kitchen is the ideal set up for dining, lounging, and playing outside all summer long.

Inside no detail has been spared. The entire home features exceptional customizations creating the perfect backdrop for living & entertaining. Main level is designed to ensure all living spaces take full advantage of the view. From the great room enjoy soaring ceilings, & expansive windows. Flow seamlessly from the dining area to the gourmet kitchen. Prep, & host from the kitchen enjoying access to the outdoor oasis. Kitchen has been customized with a unique L-shaped entertainment-sized island and professional appliances.

Unwind in the family room with a luxurious wet bar, tiled fireplace, and room for pool table. Bedroom on the main floor could be used as a home office. The primary retreat is located on the main level & features an opulent ensuite & walk-in closet. The upper level offers two additional bedrooms with ensuites, a loft flex space & a huge balcony overlooking the lake.

Room for all your toys in the 5-car garage. Excellent location minutes to world-class wineries, trail networks & Okanagan Lake.

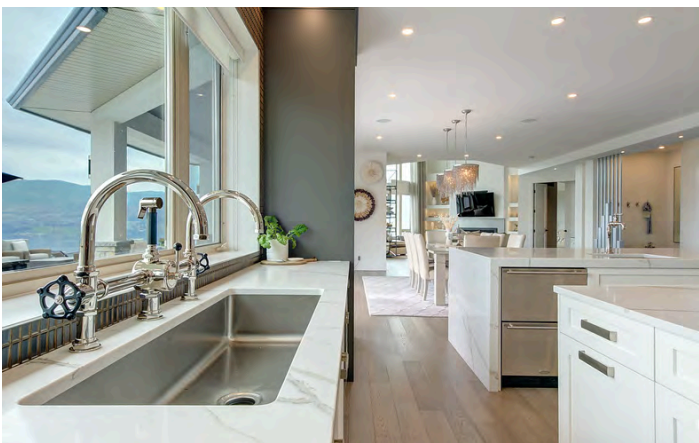
**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088

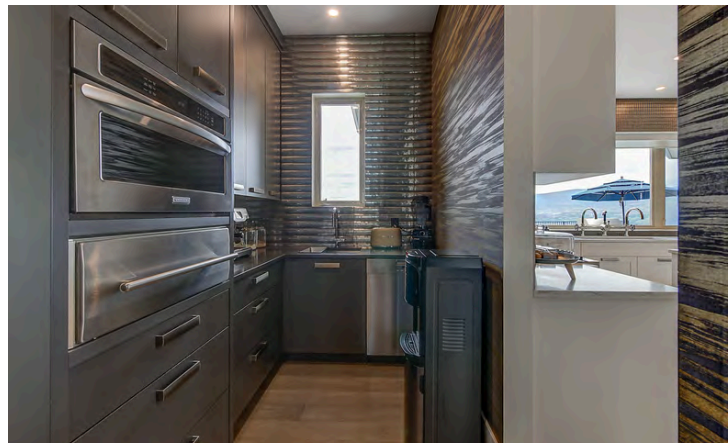


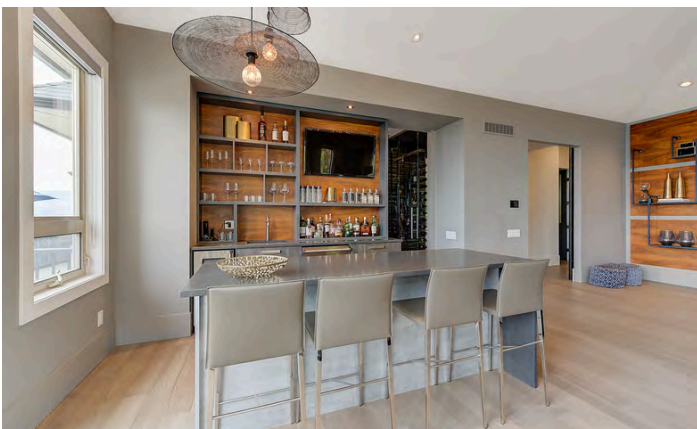
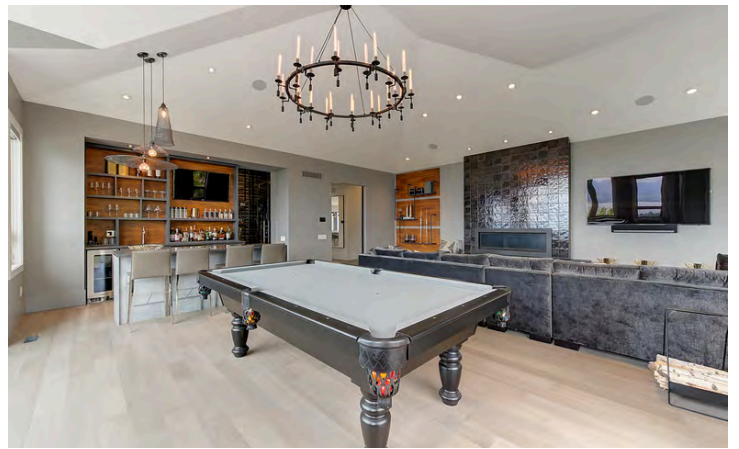


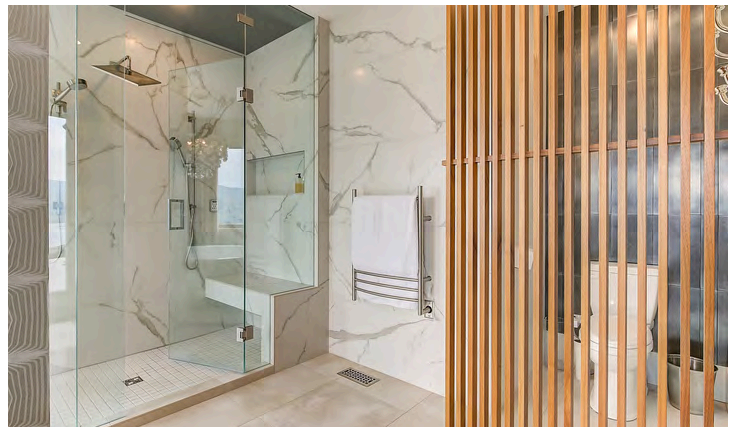


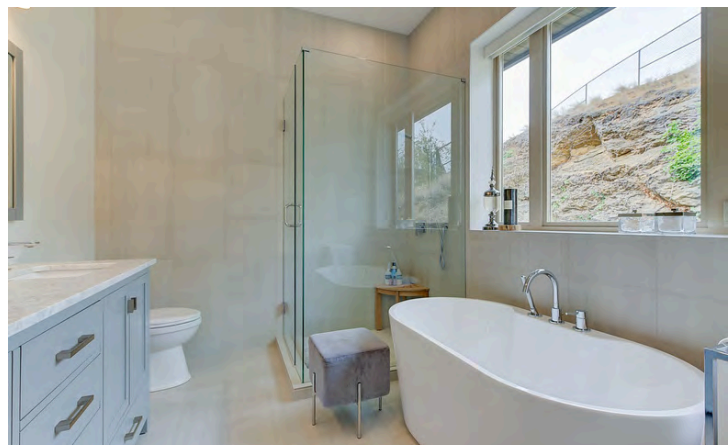


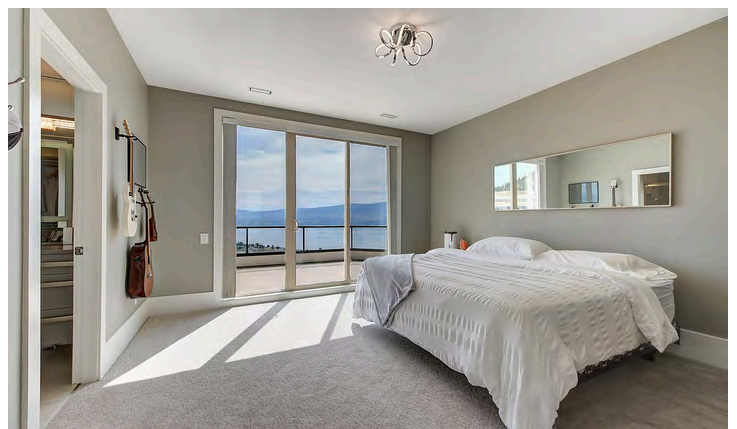


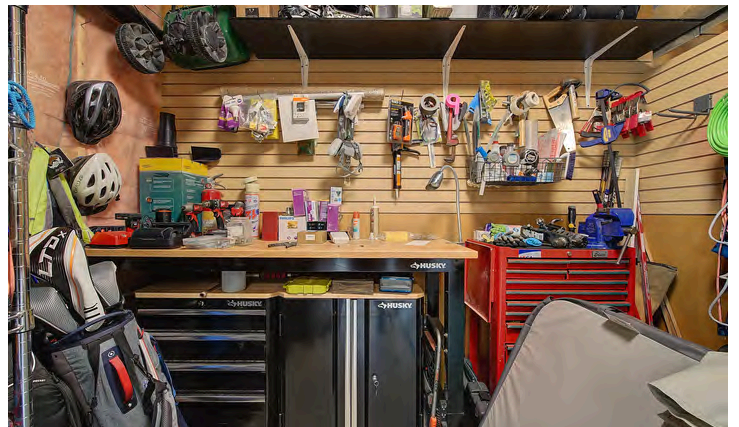
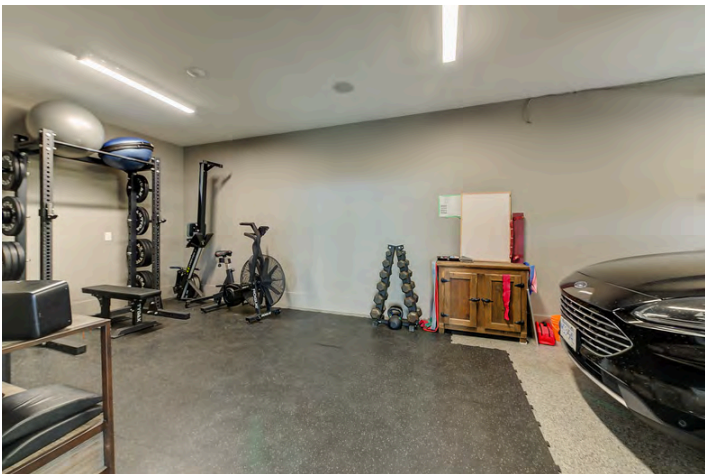
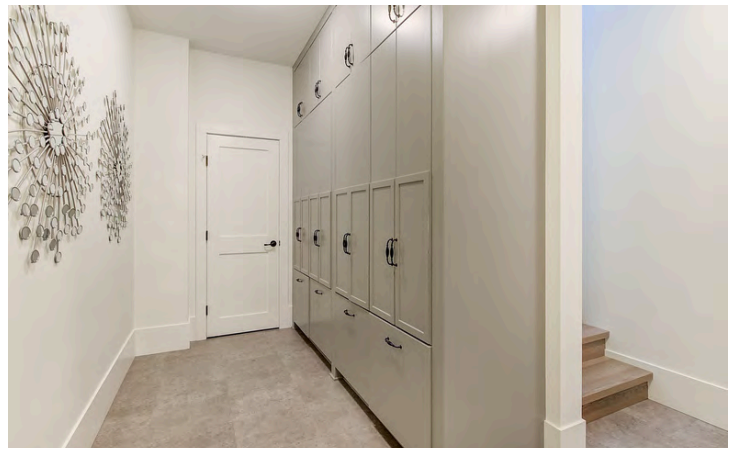
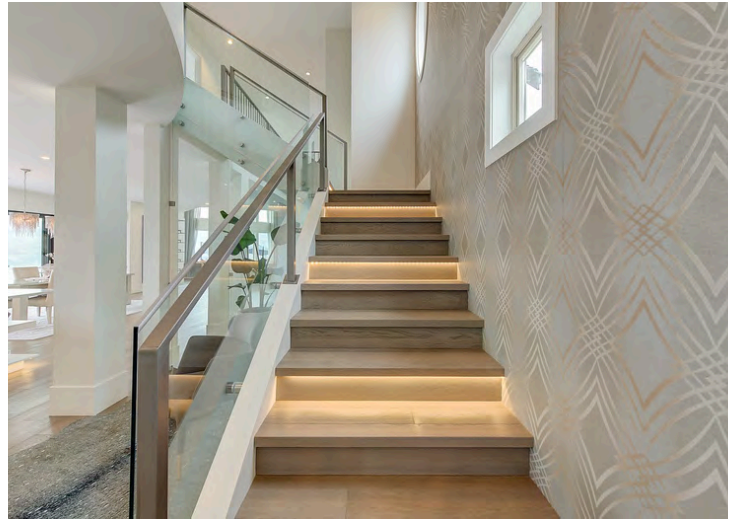










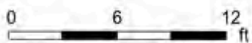


# 1520 Vineyard Dr, West Kelowna, BC

**Main Floor** Exterior Area 4046.55 sq ft  
Interior Area 3754.73 sq ft



**2nd Floor** Exterior Area 1436.69 sq ft  
Interior Area 1270.68 sq ft  
Excluded Area 495.77 sq ft



PREPARED: 2023/07/11



# 1520 Vineyard Dr, West Kelowna, BC

Basement (Below Grade) Exterior Area 736.05 sq ft  
Interior Area 644.59 sq ft  
Excluded Area 1332.66 sq ft



PREPARED: 2023/07/11



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

- Superb family home with over 5800 sq. ft. of quality living space with 4 bedrooms and 5 bathrooms,
- Renovated in 2018 by TLC construction, designer Cheryl McKinnon
- New gate software installed by 4 owners on the lane approx. \$30,000.00. Access can be granted by cell phone and the ability to grant a one day code for gardeners, etc. (expires in 24 hours). Gate closed between 6:00 PM to 6:00 AM
- All bedrooms complete with ensuite bathrooms
- Laundry facilities on main and upper levels
- This custom home is located in desirable Lakeview Heights
- 4 car garage with 3 overhead doors with one of the bays being extra deep
- Full workshop area, great for the handyman or extra storage
- The wine cooler is thermostatically, and humidity controlled and holds approx. 80-100 bottles
- Grey/oyster colour engineered hardwood throughout the main level
- Resort style yard with lakeview UV pool (new liner in 2024), lounging areas & barbeque area
- Fenced yard great for smaller children and pets
- Expansive lake and mountain views
- Close to multiple world renowned wineries

### Foyer

- Grand foyer with 2 storey ceiling capturing the lakeviews
- Adjacent seating area, convenient for arriving guests

### Kitchen/Dining Room

- Enjoy this gourmet kitchen with the ever changing views of Okanagan Lake and the surrounding mountains
- The open design provides great flow for entertaining friends and family
- Abundance of countertop space with under-lighting and quality cabinetry
- Butler's pantry keeps things tidy complete with upper and lower cabinetry, utility sink, dishwasher and walk-in glass enclosed wine storage, window provided natural light
- Surround sound and recessed lighting
- Triple track sliding glass doors open to the expansive outdoor living spaces and poolside lounging
- Large dining area accented by 3 elegant chandeliers

### Living Room

- Relax and enjoy this inviting room capturing the beautiful panoramic lakeview setting
- Spacious in size and can accommodate many different styles of furniture
- High ceilings plus a floor to ceiling linear fireplace with tile surround and mounted media above
- Built-in lighted display cabinetry on each side of the fireplace
- Surround sound and recessed lighting, lots of natural light

### 2-Piece Bathroom

- Main floor powder room with floating vanity with under-lighting
- Beautiful pendant lighting, large mirror and stone sink

### **Luxurious Primary Bedroom + 5-Piece Ensuite**

- Large windows capture the spectacular views
- Vaulted ceiling, recessed lighting and drop-down lighting fixtures on each side of the bed
- Full walk-in closet with organizers, washer & dryer, shelving and windows for natural light
- Spa-inspired ensuite with oversized tile flooring, free standing soaker tub with a view and ease of access to the outdoor living spaces
- Floating vanity with stone counter, two undermount sinks
- Seamless glass and tile walk-in shower with bench seating, waterfall and hand wand shower heads

### **Family Room**

- Spacious family room with vaulted ceilings, expansive lakeviews and wet bar area
- Linear gas fireplace with floor to ceiling tile surround
- Recessed lighting and surround sound
- This space can easily accommodate a pool table

### **Bedroom 2 + 5-Piece Ensuite**

- Second main floor bedroom with its own covered balcony
- Partial walk-in closet
- Ensuite offers tile flooring, vanity with stone counter and 2 undermount sinks, free standing soaker tub and seamless glass and tile walk-in shower. Large window adds lots of natural light

### **Upper Level**

- Lighted stairs with modern glass and metal railing leads to the upper level. Windows add natural light

### **Bedroom 3 + 3-Piece Ensuite**

- Lakeview positioned bedroom with plush carpet flooring
- Ease of access to the balcony with captivating views
- Full walk-in closet
- The ensuite offers seamless glass and tile walk-in shower, floating vanity with stone counter, undermount sink and tile flooring

### **Bedroom 4 + 3-Piece Ensuite**

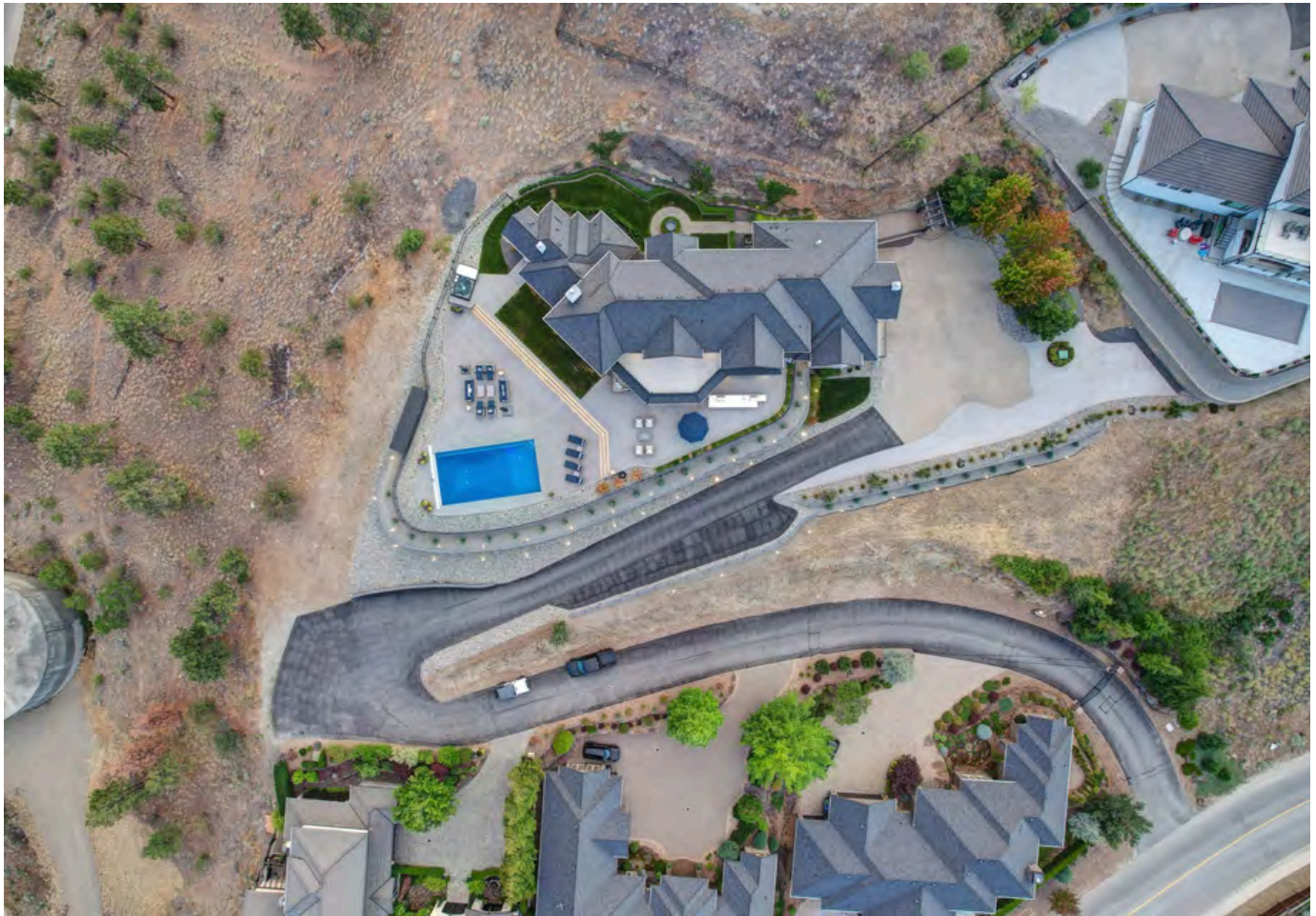
- Lakeview positioned bedroom with plush carpet flooring
- Ease of access to the balcony and the beautiful views
- Full walk-in closet
- The ensuite offers seamless glass and tile walk-in shower, floating vanity with stone counter, undermount sink and tile flooring

### **Lower Level**

- Lots of storage in lower level off the garage

1520 VINEYARD DRIVE

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**LISTED BY JANE HOFFMAN**

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**Unison**

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