



JANE HOFFMAN

REALTY

TIMELESS DESIGN - LAKEVIEW HOME WITH POOL



MARKETED BY SHERRY TRUMAN | TIFFANI AINSWORTH

***3211 Pinot Noir Place
West Kelowna, BC***

DETAILS

Address	3211 Pinot Noir Place West Kelowna, BC	Bedrooms	5
		Bathrooms	4, 3 Full, 1 Half
		Finished Area	4323 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.33 Acre	Year Built	2010
Main Level	1669 sq. ft.	Exterior	Stucco, Stone
Upper Level	771 sq. ft.	Roof	Asphalt/Fibreglass Shingles
Top Level	1883 sq. ft.	Heating	Natural Gas Forced Air
View	Lake, Mountain, Valley	Cooling	Central Air
Water	Municipal	Fireplaces	2 Gas Fireplaces
Sewer	Connected	Garage/Driveway	Attached Double Garage
Ownership	Freehold	Foundation	Concrete

ROOM SIZES

Main Level	Lower Level	Inclusions
Living Room: 19'7 x 25'3	Recreation: 19'6 x 26'2	<ul style="list-style-type: none">• Bosch refrigerator & dishwasher• Panasonic microwave• Bertazzoni gas range• Custom range hood vent• LG front load washer & dryer• Danby beverage refrigerator• Maytag refrigerator, Frigidaire electric range• Broan range hood vent• Frigidaire stacked washer & dryer
Dining Room: 11'3 x 12'7	Bar: 10'3 x 14'0	Mechanical
Kitchen: 14'4 x 17'1	Bedroom: 13'0 x 11'6	<ul style="list-style-type: none">• American Standard furnace, Central A/C• John Wood hot water tank• Emerson thermostats• White/Rodgers touchscreen• Aprilaire humidifier• Mvac central vacuum• Kwikdial irrigation• Interlogix Security System• Infratech All Weather Electric Infrared radiant heater• 200-amp service & 125-amp sub panels
Laundry: 9'5 x 8'2	Bedroom: 12'9 x 12'7	
2-Piece Bathroom: 5'2 x 9'4	4-Piece Bathroom: 8'11 x 5'4	
Bedroom: 9'5 x 9'9	Storage Room: 10'7 x 16'3	
Garage: 29'9 x 22'11	Utility Room: 9'0 x 9'1	
	Utility Room: 5'5 x 4'4	
Upper Level	Suite	
Primary Bedroom: 13'7 x 16'0	Kitchen: 8'8 x 11'3	
5-Piece Ensuite: 10'10 x 19'10	Dining Room: 5'7 x 11'3	
Walk-in Closet: 4'3 x 10'8	Bedroom/Living: 22'5 x 11'5	
	Ensuite Bath: 7'10 x 5'1	

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 3211 PINOT NOIR PLACE

Set above Okanagan Lake in Lakeview Heights, this West Kelowna home offers the warmth and character of a Mediterranean-inspired villa, subtly echoing the relaxed hillside homes of Tuscany. Just minutes from the Westside Wine Trail, it feels connected to the surrounding vineyards, with natural stone, rich wood detailing, and sunlit rooms that open to the lake.

On the main level, timber beams, textured walls, and a stone fireplace anchor the great room, where French doors lead to a covered lakeview patio with wood-inlay ceilings, infrared heaters, and space for relaxed dinners outdoors. The kitchen features hardwood floors, granite countertops, a contrasting island with seating, timeless cabinetry, and Bosch and Bertazzoni appliances. The entire upper floor is devoted to the primary suite, offering two walk-in closets, a spa-style ensuite with heated travertine, soaker tub, and walk-in shower, plus a private covered balcony with lake and valley views.

On the walkout level, a generous recreation room, custom bar, and direct access to the pool terrace make entertaining effortless, from afternoon swims to evenings in the hot tub or around the firepit. A self-contained studio suite on the lower level adds flexibility for extended stays, or multi-generational living.

Manicured landscaping, water features, an oversized double garage with abundant storage, and a convenient tiled dog wash complete a home that blends classic Mediterranean detailing with the relaxed Okanagan lifestyle.

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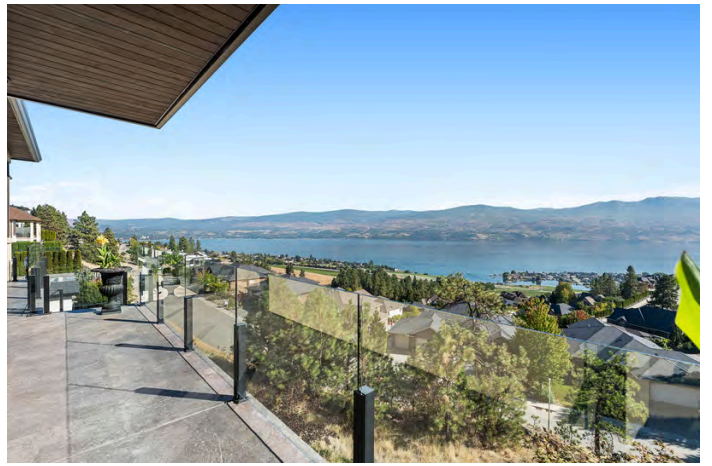






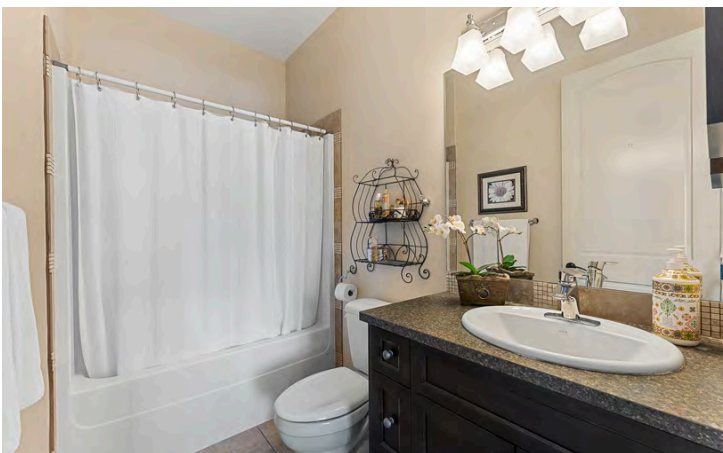
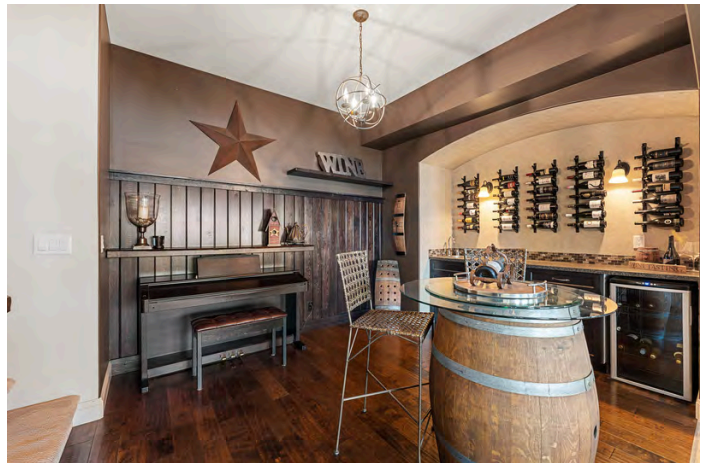














3211 Pinot Noir Place, West Kelowna, BC

Main Floor Exterior Area 1668.85 sq ft
 Interior Area 1546.32 sq ft
 Excluded Area 632.19 sq ft



Upper Level Exterior Area 777.31 sq ft
 Interior Area 680.09 sq ft
 Excluded Area 65.76 sq ft



PREPARED: 2025/09/18



3211 Pinot Noir Place, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 1882.62 sq ft
Interior Area 1739.42 sq ft
Excluded Area 158.93 sq ft



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ft

PREPARED: 2025/09/18



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.



DETAILED FEATURES

Exceptional Features

- Stunning home perched above the valley in Lakeview Heights with 180-degree panoramic lake and mountain views
- 5 bedrooms, 4 bathrooms spanning over 4,300 sq. ft. across three thoughtfully designed levels
- Grand entrance foyer featuring a custom wood door with stone surround and floor-to-ceiling accents
- Main level boasts soaring ceilings, exposed beams, curved hallways, hardwood floors, stone finishes, and Venetian plaster feature walls
- Expansive windows throughout the main living areas frame breathtaking lake & valley vistas
- Seamless open-concept flow connecting the living room, dining room, and gourmet kitchen
- Gourmet kitchen with professional-grade appliances, custom range hood, and ample granite countertops
- Spacious mudroom with access to the garage and ample storage space
- Main-level bedroom providing flexibility as a home office or guest suite
- Primary retreat occupies the entire second level with a luxurious 5-piece ensuite and private lakeview deck
- Entertainer's lower level featuring expansive recreation room with access to the covered patio
- Stylish bar on the lower level with built-in wine display, beverage refrigerator, sink, and custom cabinetry
- Two additional lower-level bedrooms and a full 4-piece bath
- Large storage room on the lower level for functional organization
- Fully contained 1 bedroom guest suite with separate access, kitchen, 4-piece bath, in-suite laundry, and ample storage
- Expansive stamped concrete deck with Phantom screens, electric infrared radiant ceiling heater, and natural gas line
- Lower-level pool deck with access from the guest suite, featuring in-ground saltwater pool (16 ft x 20 ft) and built-in hot tub
- Back yard landscaped with low-maintenance greenery, water feature, and multiple lounging areas
- Front yard with curated rock and shrub gardens enhancing curb appeal
- Two-car garage with storage nook and dog wash
- Proximity to world-class wineries, boat launches, hiking trails, and golf courses
- Masterfully blends refined design, modern comfort, and the unmatched lifestyle of Lakeview Heights

Living

- Striking floor-to-ceiling stone feature wall with a gas fireplace creates a dramatic focal point while adding warm ambiance
- Timeless craftsmanship showcased through rich hardwood floors, exposed wood beams, and custom millwork
- Expansive windows flood the space with natural light and capture breathtaking views of the lake, valley and surrounding mountains
- Seamless indoor-outdoor living with direct access to the covered view deck

Kitchen/Dining

- Spacious designer kitchen with white shaker-style soft close cabinetry, granite countertops, and a sleek tile backsplash
- High-end appliance package featuring a Bosch refrigerator and a professional-grade Bertazzoni gas range
- Expansive granite-topped centre island with contrasting dark brown soft close cabinetry
- Sun-filled formal dining space showcasing sweeping 180-degree views of the lake and surrounding mountains
- Seamless open-concept layout with the living room for easy flow entertaining and gatherings

Main Level Bedroom

- Features plush carpet, an illuminating window and a double door closet

Main Level 2-Piece Bathroom

- Features travertine tile, venetian plastered walls, wood ceiling inlays and a vanity with vessel sink

Laundry

- Built-in cabinetry, sink, drying rack, counterspace for ample folding and storage space
- Includes a LG front load washer and dryer

Upper Level

Primary Bedroom

- Primary bedroom features plush carpet, tray ceiling, a private balcony with panoramic lake and valley and mountain views, two walk-in closets and a spa inspired 5-piece ensuite

5-Piece Ensuite Bathroom

- Features heated travertine tile floors, a vanity with granite countertop and 2 undermount sinks, a freestanding tub and a fully tiled walk-in shower with a glass door and rain, wand and wall jet shower heads

Lower Level

Recreation Room

- Centrally located recreation room serves as the heart of the lower level, ideal for both entertaining and relaxation
- Plush carpeting underfoot paired with abundant natural light creates a cozy and inviting atmosphere
- Striking natural gas fireplace with a tile surround and custom floor-to-ceiling media shelving
- Walk-out access to the covered patio and pool deck for effortless indoor-outdoor living

Bar

- Perfectly positioned just off the recreation room, ensuring seamless flow for entertaining and gatherings
- Sophisticated design details including a wood panel accent wall and custom wine display
- Fully equipped built-in bar with sink, beverage refrigerator, and ample storage in the lower cabinetry

Two Bedrooms

- The first bedroom features plush carpet, a double door closet and two windows with views of the lake and surrounding mountains
- A second bedroom features plush carpet, an illuminating window, a walk-in closet and a feature wall finished in a distressed wood design wallpaper

Full Bathroom

- 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

Guest Suite

- Fully self-contained guest suite with private access and convenient lock-off capabilities
- Flexible den area that functions as both a bedroom and living space, perfect for a bachelor-style setup
- Kitchen complete with a refrigerator, dining area, and ample cabinetry
- 4-piece bathroom with tiled floors, vanity with drop-in sink, and a tub/shower combination
- Large windows fill the suite with natural light and capture the lake and valley views
- In-suite laundry and two spacious storage closets make the suite completely independent





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