



JANE HOFFMAN
REALTY

MOVE-IN READY - STUNNING NEW LAKEVIEW HOME



PROUDLY MARKETING BY PAUL HEINRICH

4970 Bucktail Lane
Kelowna, BC



4970 BUCKTAIL LANE

Exceptional New Home with Lake & Sunset Views. Move-in ready and NO GST APPLICABLE, this beautifully crafted Destination Homes residence offers contemporary design, lake and sunset views, energy efficiency and three-level living in sought-after Fawn Run Bench. Offering 4 bedrooms, a den, 4 bathrooms and a triple car garage, the home is designed for family living and entertaining. South-west exposure fills the home with natural light while capturing Okanagan views.

The main level features white oak flooring, designer lighting and a striking 72-inch custom fireplace, with multiple patios extending living outdoors. The upper level is dedicated to the main primary retreat, with panoramic views, large sun deck, freestanding soaker tub, custom-tiled shower, sit-down makeup vanity and generous walk-in closet with island. The lower level features three bedrooms, wet bar and separate entrance.

Built to Step Code 3 standards, the home delivers modern energy efficiency and comfort, backed by a full 10-year new-home warranty. Features include designer window coverings, Phantom roller shades, two-zone heating and hot water on demand. The fully landscaped, pool-sized yard offers the option to have a pool installed by the builder prior to possession.

Schools and new shopping amenities are nearby, with parks, trails, beaches, golf and renowned wineries close at hand. A rare opportunity to own a near-new home with beautiful views, modern efficiency, a full warranty and no GST.

Listing Agent - Paul Heinrich | Contact paul@janehoffman.com or 250-866-0088

DETAILS

Address	4970 Bucktail Lane	Bedrooms	4
	Kelowna, BC	Bathrooms	4, 3 Full, 1 Half
		Finished Area	3871 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.16 Acre, 40 ft. x 122 ft.	Year Built	2024
Water	Municipal	Exterior	Stone, Stucco
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain	Heating	Natural Gas Forced Air
Main Level	1466 sq. ft.	Cooling	Central Air
Upper Level	740 sq. ft.	Fireplaces	2 Fireplaces
Lower Level	1665 sq. ft.	Garage/Driveway	Attached 3 Car Garage
		Foundation	Concrete

Room Sizes – Main Level

Living: 28'7 x 17'9
Dining : 9'10 x 13'7
Kitchen: 15'8 x 19'6
Butler Pantry: 9'3 x 7'2
Laundry: 11'2 x 12'8
2-Piece Bath; 5'3 x 5'6
Office: 9'1 x 11'4
Garage: 11'2 x 21'8
Garage: 23' x 33'11

Room Sizes – Lower Level

Rec Room: 25'8 x 19'7
Bedroom: 18'5 x 14'9
Walk-in Closet: 9'8 x 5'6
3-Piece Ensuite: 5'6 x 10'3
Bedroom: 14'3 x 12'2
Bedroom: 14'3 x 14'6
4-Piece Bath: 10'8 x 6'10
Utility: 6' x 8'10
Storage: 9' x 6'10
Patio: 17'8 x 14'6

Inclusions

- Frigidaire refrigerator
- Frigidaire microwave
- Range with 4-burner gas cooktop Hood vent
- Dishwasher
- Beverage fridge
- LG front load washer & dryer

Room Sizes – Upper Level

Primary: 15'10 x 13'6
Walk-in Closet: 11'3 x 12'3
5-Piece Ensuite: 9'4 x 20'3
Deck: 17'8 x 14'6

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.















EXCEPTIONAL FEATURES

- Located in a desirable Upper Mission neighbourhood
- Built-by Destination Homes
- Brand new! Move in ready!
- Over 3900 sq. ft. of luxury living space with 4 bedrooms and 4 bathrooms
- Attention to fine details throughout the home, quality, high-end finishes
- White oak floors and stairs
- Norelco cabinets, quartz countertops
- Designer lighting throughout
- Primary bedroom suite occupies it's own level of the home with a private balcony
- Two separate garages provide parking for three cars
- Fully landscaped, pool possible if desired
- Exceptional neighborhood with excellent schools
- Close to brand new commercial development which includes large grocery chain, drugstore and much more
- Minutes to parks, trails, beaches, golf courses and world-class wineries

Office

- Double glass French entry doors
- Large window provides a bright space
- Modern light fixture over the desk area

Living Room

- Bright open concept with high ceilings and recessed lighting, ceiling fan
- Large windows capture the views
- Accent wall features beautiful floor to ceiling tile that surrounds the linear fireplace
- Wall mounted media above
- Wall sconce lighting on each side of the accent wall
- Step out onto the large covered lakeview deck with wood ceiling, recessed lighting and lots of outdoor lounging space

Kitchen/Dining Room

- White shaker-style cabinetry with black accent hardware
- Tile backsplash
- Large windows capture the view over the sink area
- Gorgeous quartz center island with bar seating for four perfectly accented by two drop down light fixtures
- Functionality of this kitchen is enhanced by professional stainless-steel appliances and a large butler's pantry
- Pantry features built-in cabinetry, shelving with undermount lighting, undermount sink, and lots of counter space

Laundry

- Laundry with direct access to the garage
- Front load washer and dryer, tile flooring
- Upper and lower cabinetry, spacious closet
- Sink with large window above and folding counter
- Built-in bench with coat hangers

Main Level 2-Piece Powder Room

- Vanity with an undermount sink, and a wall mounted mirror

Upper Level Primary Bedroom Suite

- Located on the lakeview side of the home, tray ceiling accented by a charming light fixture, large picture windows capture the lake and mountain views, private balcony, a custom walk-in closet, and a 5-piece ensuite

5-Piece Ensuite

- Features tile flooring, opening window, free standing tub with chandelier above, large glass and tile shower with rain and wand shower heads, vanity with two undermount sinks, lower make-up desk, and an oversized wall mounted mirror with built-in light fixtures, privacy toilet

Three Lower Level Bedrooms

- First bedroom features plush carpeting, large window, custom walk-in closet, and a 3-piece ensuite
- Two additional bedrooms both feature plush carpeting, large windows, and double door closets

Two Lower Level Bathrooms

- 3-piece ensuite features an undermount sink, wall mounted mirror, tile flooring, and a seamless glass shower with wand shower head
- 4-piece bath features, built-in shelving, vanity with an undermount sink, wall mounted mirror with bar lighting, and a tub/shower combination with tile surround

Recreation Room

- Spacious flex space
- Built-in bar with undermount sink, tile backsplash lighted shelving, and a bar fridge
- Wall mounted media
- This space is surrounded by windows providing lots of natural light
- Easy access to the backyard, great for entertaining



4970 Bucktail Lane, Kelowna, BC

Main Floor Exterior Area 1466.40 sq ft
Interior Area 1357.56 sq ft
Excluded Area 1012.02 sq ft



PREPARED: 2024/06/26

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.

4970 Bucktail Lane, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1664.77 sq ft
Interior Area 1545.76 sq ft
Excluded Area 91.43 sq ft



Upper Level Exterior Area 740.05 sq ft
Interior Area 670.48 sq ft



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ft

PREPARED: 2024/06/26





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LEADERSHIP WITH EXPERIENCE

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