



**JANE HOFFMAN**  
REALTY

**GATED MASTERPIECE ON 2.471 ACRES - POOL - HORSE Paddock**



**PROUDLY MARKETED BY JODI HUBER**

***3672 Luxmoore Road***  
***Kelowna, BC***

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## DETAILS

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**Address** 3672 Luxmoore Road  
Kelowna, BC

**Bedrooms** 4  
**Bathrooms** 4 full  
**Finished Area** 4665 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	2.471 Acres, 144 ft. x 762 ft.	<b>Year Built</b>	2003
<b>Water</b>	Irrigation District	<b>Exterior</b>	Hardie Board
<b>Sewer</b>	Septic tank and field	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	City, Mountain, Valley	<b>Heating</b>	Natural Gas Forced Air, Heat Pump, In-Floor Electric
<b>Main Level</b>	2832 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Loft Level</b>	398 sq. ft.	<b>Fireplace</b>	1 Fireplace
<b>Lower Level</b>	1435 sq. ft.	<b>Garage/Driveway</b>	Attached, Detached, 6 vehicles
		<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Kitchen: 16'11 x 15'1  
Dining Room: 12'1 x 13'1  
Living Room: 22'11 x 15'7  
Primary Bedroom: 18'5 x 14'10  
Full Ensuite Bath: 11'2 x 12'5  
Bedroom: 12'11 x 13'11  
Bedroom: 14'4 x 13'8  
Full Ensuite Bath: 8'2 x 10'11  
Full Bathroom: 11'4 x 5'7  
Laundry: 14'1 x 13'6  
Office: 17'1 x 10'8  
Den: 12'3 x 10'10  
Garage: 25'3 x 21'

### Room Sizes - Lower Level

Suite Bedroom: 14'8 x 12'1  
Suite Full Bathroom: 8'3 x 10'1  
Suite Kitchen: 14'9 x 12'2  
Suite Family Room: 16'3 x 8'5  
Rec Room: 16'1 x 16'3  
Storage: 10'10 x 7'6  
Utility: 15'2 x 14'1

### Inclusions

- Frigidaire built-in double oven
- Frigidaire s/s refrigerator
- Frigidaire Professional 5 burner gas cooktop
- Panasonic microwave
- Bosch dishwasher
- KitchenAid electric oven
- Whirlpool refrigerator

### Mechanical

- Lennox touchscreen thermostat
- Daikin Inverter
- Lift master garage door opener
- Frigidaire stackable washer and dryer
- A/O Smith HWT
- Lennox furnace w/General Aire humidifier
- 200-amp electrical service

### Room Sizes - Upper Loft Level

Rec Room: 25'3 x 16'11

*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 3672 LUXMOORE ROAD

Gated masterpiece set on 2+ acres of land with stunning Kelowna city views that can be enjoyed from the poolside retreat! Private setting with fully paved driveway, mature trees, completely landscaped property, fenced & cross fenced for horses & much more! Over 4600 sq. ft. of quality living space with a total of 4 bedrooms & 4 bathrooms which includes a self-contained 1 bedroom, 1 bathroom suite.

The updated main floor kitchen boasts the upmost attention to detail: full luxury appliance package, solid hardwood flooring, quartz countertops, vaulted ceilings with exposed beams & designer cabinets.

Seamless transition from the main living area to poolside that offers a perfect blend of indoor-outdoor living. On the other wing of the home is a primary bedroom which offers easy walk-out access to the pool with full ensuite and walk-in closet. The main level also consists of a secondary primary bedroom and 2 additional offices with one possibly being a 5th bedroom. This home offers an abundant amount of storage on the lower-level with built-in shelving units.

Multiple outbuildings which include a horse stable with workshop and a remarkable steel constructed 3900+ sq. ft. detached shop with bay doors, heating, car hoist, loft, built-in work bench and concrete flooring. This home is located near all levels of trail networks and has plenty of room for all family members! Don't miss out on this amazing opportunity!

**Listing Agent - Jodi Huber** | Contact [jodi@janehoffman.com](mailto:jodi@janehoffman.com) or 250-866-0088





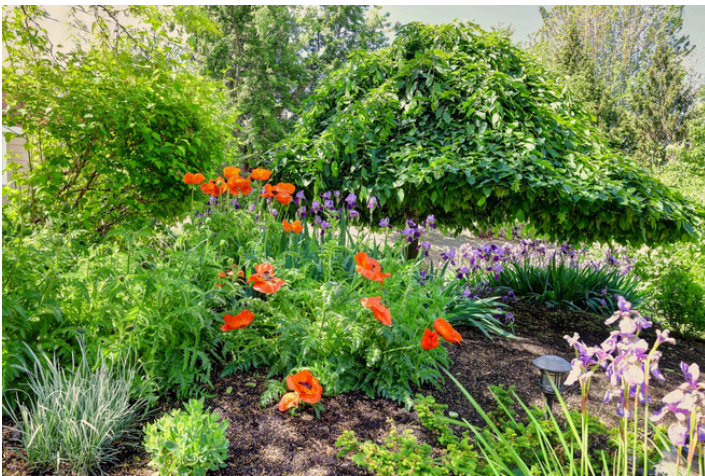
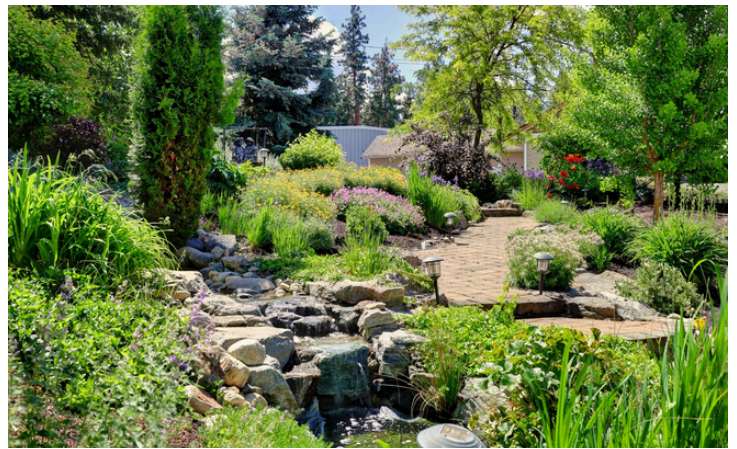












# 3672 Luxmoore Rd, Kelowna, BC

**Main Floor** Exterior Area 2832.36 sq ft  
 Interior Area 2635.33 sq ft  
 Excluded Area 562.76 sq ft



**Basement (Below Grade)** Exterior Area 1434.53 sq ft  
 Interior Area 1311.03 sq ft



PREPARED: 2022/06/23



# 3672 Luxmoore Rd, Kelowna, BC

Horse Stable Exterior Area 869.73 sq ft  
Interior Area 768.25 sq ft



Pool House Exterior Area 257.58 sq ft  
Interior Area 210.23 sq ft

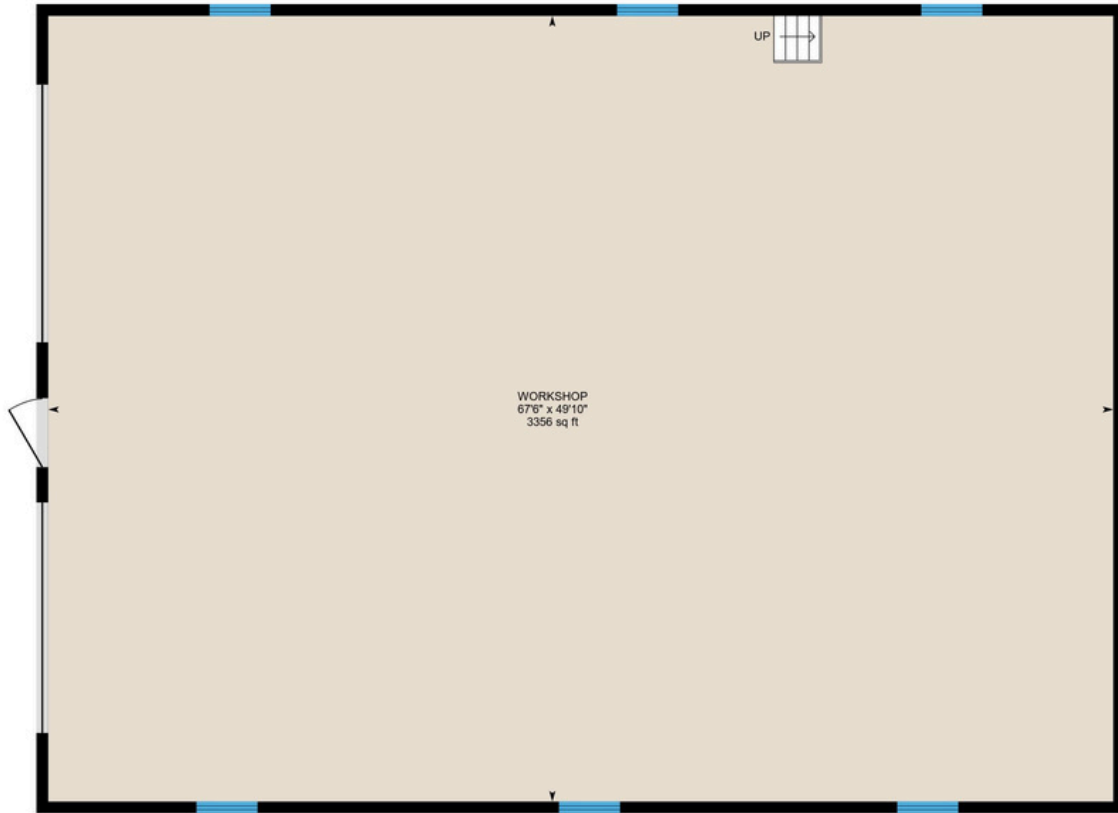


PREPARED: 2022/06/23

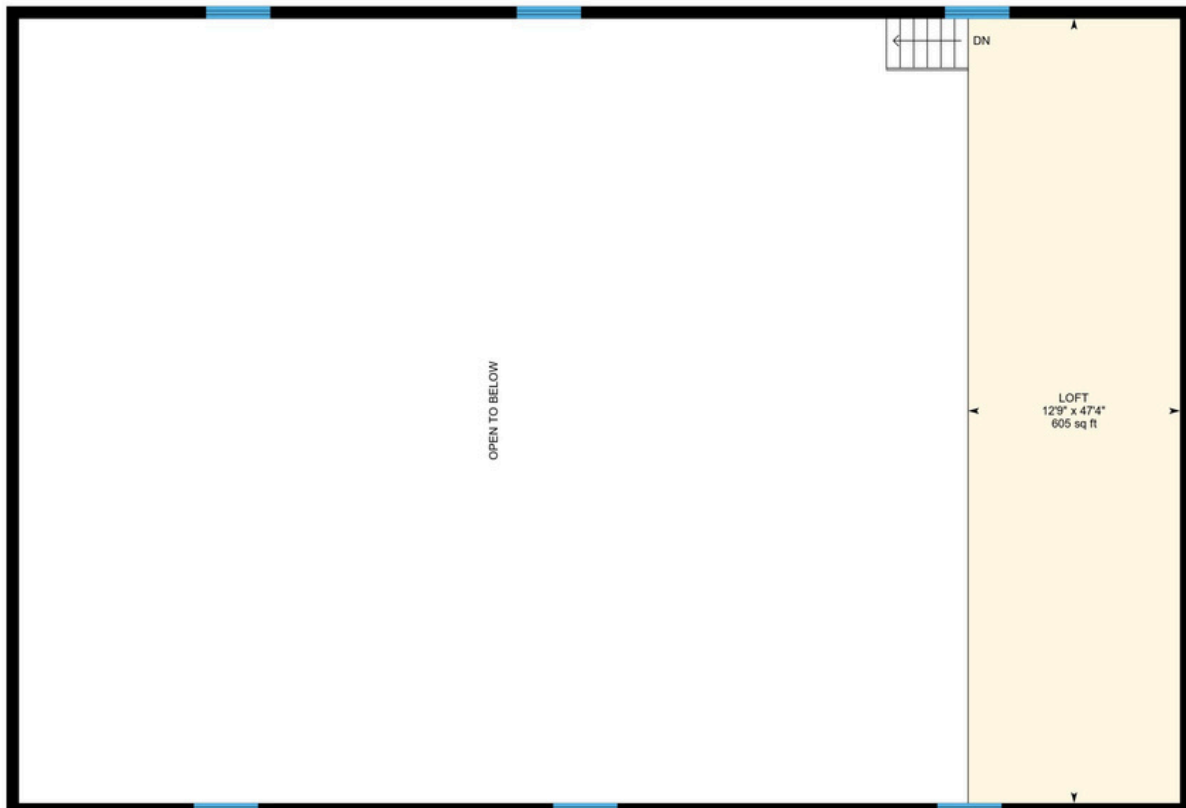


# 3672 Luxmoore Rd, Kelowna, BC

**Workshop** Exterior Area 3543.43 sq ft  
Interior Area 3364.83 sq ft



**Workshop 2nd Floor** Exterior Area 798.38 sq ft  
Interior Area 619.84 sq ft  
Excluded Area 2692.14 sq ft



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ft

PREPARED: 2022/06/23



## EXCEPTIONAL FEATURES

- Stunning property set on over 2 acres of usable land which boasts a horse paddock which is fully fenced/cross fenced
- Very private, beautifully landscaped estate with stunning mountain, valley and city views
- Enjoy the seamless transition between the interior living and luxury outdoor living spaces
- Multiple outbuildings include pool house, horse stable/storage and remarkable steel constructed 3900+ sq. ft. detached shop
- This home is convenient to trail networks and has plenty of room for all family members
- Over 4600 sq. ft. of luxury living including a full 1 bedroom, 1 bath in-law suite
- Primary bedroom has direct walkout access to the outdoor patio and inground pool
- Gated entrance for added security
- Gourmet kitchen with vaulted ceilings, professional appliances, quartz countertops, stunning views, and an open concept design
- The well equipped shop is heated with car hoists, loft above for added storage, large work bench with built-in shelving, LED lighting, 100amp service plus 200 amp service, Lift master garage doors, large overhead bay doors
- 3 ductless splits in garage plus hot and cold water
- Water feature with waterfall at the main front lawn area
- Mature trees throughout the property provide privacy
- Private & landscaped entrance to the in-law suite
- Attached double garage
- Many updates include: interior repainted, gas line to BBQ, new AC, new furnace, gourmet kitchen, exterior repainted, all heads for irrigation replaced, fully fenced/cross fenced paddock for horses, new carpets, new cabinets in laundry/primary ensuite, new appliances and new paved driveway with fully landscaped grounds

## Main Floor

### Foyer/Entrance

- Remarkable landscaped walking path along side a rocky water stream leading to the main entrance to the home
- Porch surrounded by lush greenery with entry to the home through solid wood double doors with glass inserts
- Wide plank hardwood flooring throughout main living area
- Adjacent office space could be used as an additional bedroom

### Den/Office

- Adjacent to the foyer with glass door entrance
- Plush carpet flooring approximately a year old
- Stunning views of the manicured front yard with recessed pull-down blinds
- Stone natural gas fireplace with wood mantel and raised hearth
- Recessed lighting

### Dining Room

- Positioned perfectly at the front of the house with stunning front yard views and views of to the backyard from the main living space
- Recessed lighting with exposed beams gives this room a grand appearance
- French glass door access to the front yard patio and seating area with lots of privacy

### **Kitchen/Living Room**

- Renovated, gourmet kitchen with a wall of windows overlooking backyard and Kelowna City beyond
- Quality cabinetry with stunning quartz countertops and centre island
- Convenient pot filler above gas cooktop
- Full quality stainless steel appliance package
- Under cabinet lighting provides a brighter working space and highlights the stunning tile backsplash
- High vaulted ceilings with exposed cedar beams creates an inviting modern farmhouse feel
- Easy access to the outdoor living spaces which include BBQ area, seating/dining & pool side lounging
- Open concept with the living room highlighted by the floor to ceiling stone fireplace
- Surrounded by a wall of windows which add abundant amount of natural light and captures the views

### **Primary Bedroom**

- Spacious master suite with French door access to backyard pool and level yard
- Wall of windows offering stunning Kelowna and mountain views
- Plush carpet flooring
- Dakin mounted A/C and Heater unit
- All windows are equipped with pull down blinds
- Recessed lighting and surround sound

### **Walk-in Closet**

- Built in shelving, hanging racks, shoe shelving and added storage

### **5-Piece Ensuite Bath**

- Larger vanity with two sinks and quality cabinetry consistent with kitchen cabinetry
- All cabinets have soft closing hardware
- Recessed lighting, tile flooring
- Privacy toilet room with shaded light fixture
- Tiled in jetted soaker tub large picture window, and chandelier above
- Seamless glass and tile walk-in shower with multiple body jets

### **Office/Bedroom #2**

- City and lakeview facing room with large picture window flooding the space with natural light
- Plush carpet flooring
- Windows have recessed pull down blinds
- Shaded light fixture

### **Second Main Floor Primary Bedroom #3**

- Lake and mountain facing views from the large picture windows
- Can easily accommodate king size bed
- Carpet flooring
- Closet with mirrored sliding doors and built-in organizers

### **3-Piece Ensuite**

- Vanity with arborite counter, sink and tile backsplash with mounted mirror and bar lighting above
- Seamless glass and tile walk-in shower with hand wand shower
- Transom window provides natural light

### **4-Piece Bathroom**

- Arborite countertops with sink and mounted mirror with bar lighting above
- Acrylic tub/shower combination
- Tile Flooring

### **Bedroom #4**

- Bright and spacious bedroom with front yard views
- Carpet flooring, French door closet, shaded light fixture
- Pull down blinds
- Adjacent to the 4-piece bathroom

### **Laundry Room**

- Samsung front load washer and dryer
- Tile flooring
- Wall of floor to ceiling cabinetry
- Upper and lower cabinets, built-in shelving & utility sink
- Track lighting
- Access to the double car garage with new epoxy flooring

### **Lower Level**

#### **1 Bedroom, 1 Bath In-Law Suite**

#### **Kitchen/Living Room**

- Bright, open design kitchen/living with lots of countertop space
- Tile flooring in the kitchen and entry with carpet in the living room area
- Track lighting in kitchen
- Private outdoor seating area before entering the suite

### **Bedroom #5**

- Bright bedroom with large window
- Full size walk-in closet with organizers and shelving
- Carpet flooring

### **4-Piece Bathroom/Laundry**

- Tile flooring, acrylic tub/shower combo with tile surround
- Stackable washer/dryer

**Recreation Room**

- Great space for a games room and/or theater room
- Adjacent to utility room and extra storage
- Carpet flooring

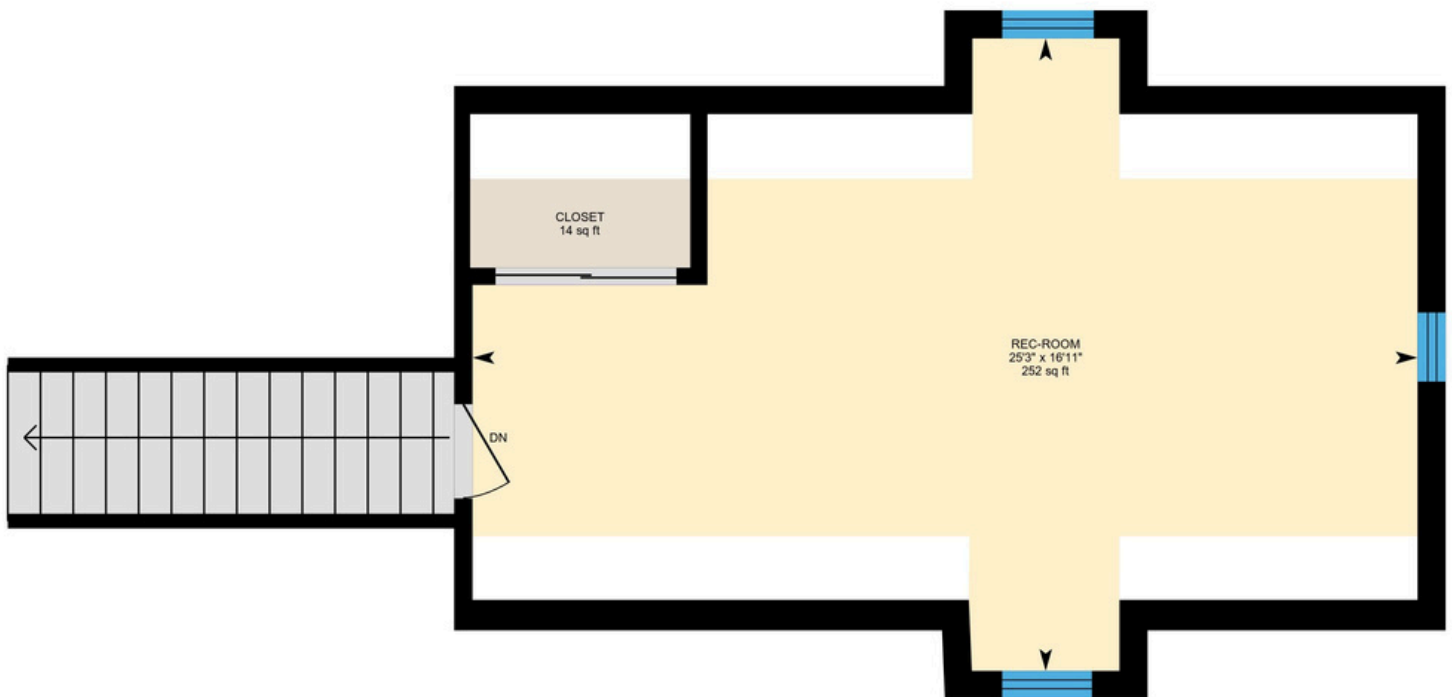
**Above Main Floor**

**Loft**

- Vaulted ceilings, multiple windows, and carpet flooring
- Closet space, track lighting
- Could easily be used as an additional bedroom, hobby room, recreation room or playroom

**3672 Luxmoore Rd, Kelowna, BC**

Loft Exterior Area 397.85 sq ft  
Interior Area 317.36 sq ft  
Excluded Area 73.03 sq ft



PREPARED: 2022/06/23





**LISTED BY JODI HUBER**

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**LEADERSHIP WITH EXPERIENCE**

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