



**983 WESTPOINT DRIVE, KELOWNA**

**Presented by**

Jane Hoffman

Personal Real Estate Corporation



**JANE HOFFMAN**

REALTY



## 983 WESTPOINT DRIVE, KELOWNA

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A Mediterranean-inspired estate designed for resort-style living at home, this Kelowna residence pairs European architecture with sweeping lake, valley, and mountain views. Warm stucco, tile rooflines, arched windows, and a columned entry lead into a grand foyer with a dramatic curved staircase, Brazilian cherry hardwoods, and an elevator connecting all three levels.

The main floor is ideal for everyday living and entertaining with a two-story great room anchored by a limestone gas fireplace, a chef's kitchen with rich wood cabinetry, Wolf range and dual dishwashers, plus a dining area that opens to covered & open-air patios.

The main floor lakeview primary retreat offers a custom walk-in closet, a spa ensuite with heated floors, soaker tub, and fully tiled shower. An additional bedroom or office on main floor.

Downstairs, hosting is effortless with a spacious recreation room with pool table, cozy family room with gas fireplace, an upscale wet bar, wine cellar, media room, gym, and additional bedrooms with generous walk-in closets and nearby or ensuite baths.

Outside, the backyard lives like a private resort with tiered patios, an infinity-edge saltwater pool, water features, outdoor kitchen, pavilion-style seating areas, and an outdoor shower and poolside bath, all framed by mature landscaping & Lake Okanagan as your backdrop. Geothermal heating/cooling, a home sound system, extensive custom millwork, and a heated double garage add everyday comfort and peace of mind.

## DETAILS

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<b>Address</b>	983 Westpoint Drive, Kelowna, BC, V1W 4Z9	<b>Bedrooms</b>	4
<b>City</b>	Kelowna	<b>Bathrooms</b>	6
		<b>Finished Area</b>	5,990 Sq. Ft.

## SPECIFICATIONS

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<b>Lot Size</b>	0.19 Acres	<b>Zoning</b>	RU1
<b>Water</b>	Municipal	<b>Legal Description</b>	LOT 26 SECTION 31 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT PLAN KAP74540
<b>Sewer</b>	Connected	<b>Ownership</b>	Freehold, Fee Simple
<b>Features</b>	Landscaped, Near Park, Paved, Views, Private, Sprinklers in Ground		
<b>View</b>	Lake, Mountains, City, Water, Valley		

## BUILDING FEATURES

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<b>Finished Area</b>	5,990 Sq. Ft.	<b>Fireplace</b>	3 Fireplaces (Gas)
<b>Year Built</b>	2008	<b>Parking</b>	2 Garage Spaces Attached, Garage
<b>Storeys</b>	3	<b>Construction</b>	Stone, Stucco, Wood Frame
<b>Pool</b>	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	<b>Foundation</b>	Concrete Perimeter
<b>A/C</b>	Geothermal	<b>Exterior Features</b>	Balcony, Private Yard, Sprinkler System, Hot Tub
<b>Heating</b>	Geothermal	<b>Basement</b>	Full, Finished, Walkout
<b>Interior Features</b>	Kitchen Island, Double Vanity, High Ceilings, Central Vacuum, Wet Bar, Jetted Tub		

## ROOM SIZES

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### Main Level

Kitchen: 15'1" x 22'3"  
Bedroom: 12'9" x 20'7"  
Primary Bedroom: 16'0" x 20'5"  
Living Room: 21'4" x 18'10"  
Dining Room: 11'5" x 14'1"  
5-Piece Ensuite Bath: 13'1" x 19'11"  
3-Piece Bathroom: 12'7" x 7'7"  
Foyer: 8'0" x 7'3"

### Lower Level

Utility Room: 9'8" x 15'4"  
Media Room: 11'9" x 17'5"  
Storage Room: 6'3" x 5'0"  
Storage Room: 3'8" x 4'6"  
Storage Room: 24'10" x 12'7"  
Recreation: 44'3" x 31'8"  
Gym: 16'9" x 21'8"  
Bedroom: 12'8" x 15'7"  
Bedroom: 11'7" x 13'1"  
3-Piece Bathroom: 11'7" x 5'11"  
3-Piece Bathroom: 5'3" x 9'8"  
2-Piece Bathroom: 7'1" x 4'5"

### Second Level

Office: 9'7" x 16'9"  
2-Piece Bathroom: 7'3" x 9'7"

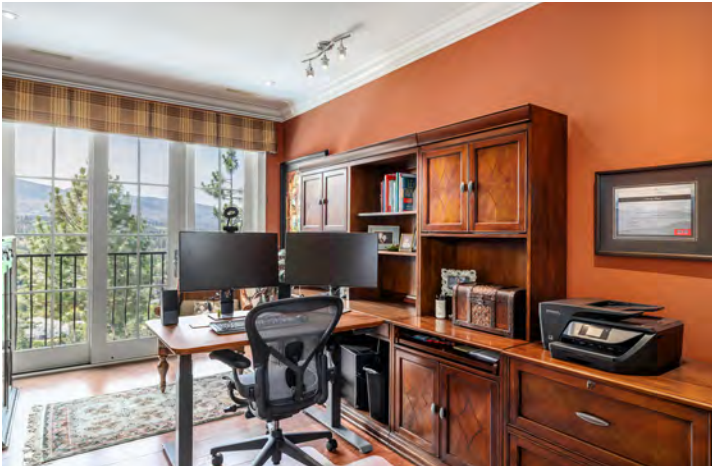
























### 983 Westpoint Dr, Kelowna, BC

**Main Floor** Exterior Area 2204.42 sq ft  
Interior Area 2073.62 sq ft  
Excluded Area 556.39 sq ft

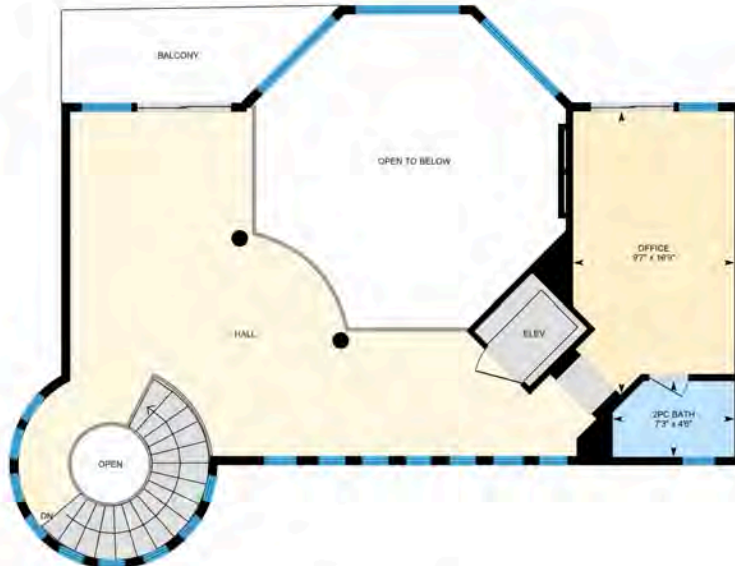


PREPARED: 2025/06/20

While 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.

### 983 Westpoint Dr, Kelowna, BC

**Upper Floor** Exterior Area 732.52 sq ft  
Interior Area 659.84 sq ft  
Excluded Area 292.95 sq ft



PREPARED: 2025/06/20

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# 983 Westpoint Dr, Kelowna, BC

Lower Floor Exterior Area 3053.33 sq ft  
Interior Area 2854.21 sq ft  
Excluded Area 113.35 sq ft



PREPARED: 2025/06/20



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## EXCEPTIONAL FEATURES

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- Striking Mediterranean/Tuscan-inspired residence showcasing timeless architecture, warm stucco exterior, arched windows, and terracotta rooflines
- 5,990 sq. ft. of living space with 4 bedrooms, 6 bathrooms and an elevator servicing all floors
- Dramatic estate-style curved staircase with solid wood handrails and wrought iron spindles, creating a stunning architectural focal point throughout the home
- Rich Brazilian cherry hardwood flooring, custom millwork, crown mouldings, and elegant European-inspired interior detailing throughout
- Designer kitchen with Norelco custom cabinetry, granite surfaces, ornate corbels, premium Wolf and KitchenAid appliances, and a spacious central island
- Grand great room with soaring 22'6" ceilings, Turkish limestone fireplace, and expansive windows framing lake, city, and valley views
- Primary retreat with arched architectural detailing, custom walk-in closet, spa-inspired ensuite, and private balcony overlooking the resort-style grounds
- Entertainer's lower level featuring a full bar, custom wine cellar, theatre room, recreation space, and seamless walkout access to the backyard
- Resort-style outdoor living with a stunning infinity-edge salt water pool, integrated water features, multiple tiered patios, and thoughtfully designed lounging areas
- The salt water pool has self-cleaning jets as well as automatic PH balancing and chlorine generation
- Outdoor kitchen complete with premium appliances, pergola-covered dining space, gas fireplace, and ambient lighting for effortless entertaining
- Columned garden pavilion and beautiful landscape design with natural rock features, mature plantings, and privacy-enhancing cedar hedging
- Dedicated poolside access to a bathroom and outdoor shower, enhancing convenience for indoor-outdoor living
- Geothermal heating system and premium mechanical systems including Jantry pool equipment
- Heated double garage, low-maintenance landscaping, set in private setting in a prime Lower Mission location, close to top schools, wineries, and recreation

### Inclusions

- Wolf 6-burner gas range
- Wolf microwave
- KitchenAid oven
- KitchenAid refrigerator
- 2 x Fisher & Paykel drawer dishwashers
- U-Line wine refrigerator
- LG washer and dryer
- Fisher & Paykel dishwasher
- KitchenAid beverage fridge
- KitchenAid ice maker
- Silhouette beverage fridge

### Mechanical

- Geotility geothermal heating and cooling system
- 200-amp service & (3) 50-amp sub panels
- Rheem hot water tank
- Honeywell thermostat
- White Rogers thermostat
- Flextherm floor thermostats
- DSC security
- Jantry pool equipment
- Eureka central vacuum

## **MAIN LEVEL**

### **Living**

- Brazilian cherry hardwood flooring, soaring 22'6" ceilings creating a dramatic, open atmosphere
- Extensive custom millwork accenting architectural detail and elegance
- Striking central gas fireplace with a Turkish limestone surround
- Expansive floor to ceiling windows capturing stunning views of the pool, city, and Lake Okanagan
- Custom motorized window coverings providing both style and functionality
- Statement chandelier with motorized lift for ease of maintenance
- Double doors leading to the outdoor patio, seamlessly connecting indoor and outdoor living

### **Kitchen**

- Brazilian cherry hardwood flooring, adding warmth and richness to the space
- Custom Norelco cabinetry featuring warm toned raised-panel doors, intricate millwork, and classic detailing
- Crown moulding and stacked cabinetry enhancing both scale and elegance
- Granite countertops paired with a tumbled stone backsplash for a timeless, upscale finish
- Under-cabinet task lighting, premium appliance package
- Custom wood range hood accented with ornate corbels and decorative detailing
- Spacious central island with granite countertop, pendant lighting, seating for two, and abundant storage
- Walk-in pantry offering additional prep space and added organization

### **Dining**

- Brazilian cherry hardwood flooring flowing from the kitchen in this open-concept layout
- Elegant dining space anchored by an ornate statement chandelier
- Folding glass doors providing access to the outdoor deck, enhancing indoor-outdoor entertaining
- Custom-built wet bar featuring a granite countertop, under-mount sink, and tiled backsplash
- Upper glass display cabinetry adds visual appeal
- U-Line wine and beverage cooler, perfect for hosting and everyday convenience

### **Laundry**

- Durable tile flooring, ideal for high-traffic everyday use, direct access to the garage
- Richly stained raised-panel custom cabinetry with soft-close hardware
- Granite countertop with an under-mount stainless steel sink
- Full-size LG front-load washer and dryer, abundant storage solutions

### **Two Bedrooms**

- Primary bedroom features Brazilian cherry hardwood flooring, crown mouldings, arched ceiling accents, solid wood interior doors, a spacious walk-in closet with custom floor-to-ceiling built-ins, in-ceiling speakers, sliding doors opening to a Juliet balcony, with views of the pool, surrounding mountains, and Lake Okanagan
- The second bedroom features, Brazilian cherry hardwood flooring, large windows offering views of the surrounding mountains, direct access to a private outdoor patio, a closet with custom built-ins, and a private 3-piece ensuite

### **Two Full Bathrooms**

- 5-piece ensuite features, heated tile flooring, a large double vanity with granite countertops and under-mount sinks, arched mirrors and custom column detailing, a soaker tub with stone and tile surround, decorative tile wainscoting, a fully tiled walk-in shower with dual shower heads
- 3-piece ensuite features, heated tile flooring, a fully tiled walk-in shower with dual shower heads, a single vanity with granite countertop and under-mount sink

## **LOWER LEVEL**

### **Recreation Room**

- Plush carpet flooring throughout creating a warm and inviting atmosphere
- Generous layout with ample space for multiple games tables and entertaining zones
- Traditional billiards lighting in the games area, cozy nook area for games or cards
- Built-in custom bar with seating for four, ideal for casual gatherings
- Rich toned wainscoting and custom millwork
- Custom-built display cabinetry and media unit providing both function and style
- Dark-stained wood beam ceiling with recessed lighting, adding depth and architectural interest, central stone clad, gas fireplace with wood mantel
- Double doors leading directly to the pool deck, extending the entertainment space outdoors

### **Bar/Wine Cellar**

- Upscale wet bar with warm toned wood cabinetry and granite countertops
- Hardwood flooring, ornate corbels, detailed trim and upper glass cabinetry showcasing quality craftsmanship
- Bar-top areas with pendant lighting and seating for up to six, creating an inviting ambiance
- Under-mount bar sink for convenience and a premium appliance package
- Wine Cellar with hardwood flooring paired with cabinetry and granite countertop
- Custom built-in wine storage featuring classic diamond racking, detailed millwork
- KitchenAid beverage fridge, ice maker and dishwasher for added functionality

### **Theatre Room**

- Plush carpet flooring enhancing comfort and acoustics
- Elegant tray ceiling with soft curves and warm toned wainscoting adding warmth and classic character
- Wall-mounted media setup with large screen for movie nights and entertainment
- Double door entry providing privacy and sound separation

### **Gym**

- Dedicated fitness space with a spacious, functional layout, carpet flooring and window
- Storage for equipment and organization, ideal for a home gym or wellness space

### **Two Bedrooms**

- The first bedroom features carpet flooring, a spacious walk-in closet with custom built-ins, sliding glass door with direct access to the pool and backyard area and a private three-piece ensuite
- Bedroom 2 has carpet flooring, a large window and a spacious walk-in closet with custom built-ins

### **Three Bathrooms**

- 3-piece ensuite features heated tile flooring, a vanity with granite countertop and under-mount sink, raised panel wood cabinetry with soft-close hardware, a custom built-in linen storage cabinet and a fully tiled walk-in shower
- 3-piece bathroom features heated tile flooring, raised-panel wood cabinetry with soft-close hardware, a granite countertop with under-mount sink and a fully tiled walk-in shower with glass doors & two shower heads
- 2-piece bathroom features tile flooring, a vanity with granite countertop, raised-panel wood cabinetry with soft-close hardware, accessible from the backyard and pool area

## **UPPER LEVEL**

### **Large Open Space to Office**

- Crown moulding accent the polished architectural finish
- Large windows and sliding glass doors allow for abundant natural light
- Access to balcony
- Peaceful views of the backyard and surrounding mountains
- Ideal work-from-home space with a bright, inspiring setting

### **Bathroom**

- 2-piece bathroom has a vanity with granite countertop, an under-mount sink, and statement decorative wallpaper

## LOCATION

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### SCHOOLS

5 public & 3 Catholic schools serve this home. Of these, 4 have catchments. There are 3 private schools nearby.



### PARKS & REC

6 playgrounds, 1 dog park and 74 other facilities are within a 20 min walk of this home.



### TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 5 min walk away.



## *Timeless Tuscan Villa*

### In Desirable Lower Mission Location

Offering the most spectacular private “resort-like” backyard with cascading pools overlooking the lake and mountains to enjoy all summer and an exceptional “pub” style bar and pool table to enjoy on cooler evenings. Located only a short drive to amenities, schools and beaches.

—Jane Hoffman

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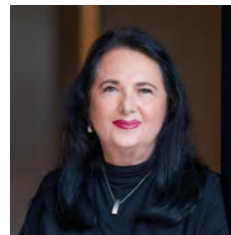


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