



**2160 SERRENTO LANE, WESTBANK**

Presented by

Sherry Truman

Personal Real Estate Corporation



**JANE HOFFMAN**

REALTY



## **2160 SERRENTO LANE, WESTBANK**

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Walk-out rancher backing onto the fairways of Two Eagles Golf Course, this Sonoma Pines home is designed for easygoing Okanagan living. The open-concept main level connects a bright kitchen and breakfast nook to the dining and living areas, all oriented to frame views of the 15th hole and Mount Boucherie.

Tile and hardwood flooring, white shaker-style cabinetry, and a central gas fireplace create a warm, timeless backdrop, while sliding doors extend the living room onto a covered deck with gas BBQ hookup. The main-floor primary suite captures golf course and mountain views complete with hardwood floors, a walk-in closet, and a four-piece ensuite with a soaker tub under a view-filled window. A convenient powder room and main-level laundry near the kitchen keep day-to-day routines simple.

The walk-out lower level adds a generous family room, guest bedroom with golf course views, a four-piece bathroom, and a flexible bonus area ideal for a home gym, hobby studio, or playroom. Outside, the covered patio steps onto irrigated lawn and established landscaping, all set against the backdrop of Two Eagles' 18-hole course.

Located within the gated Sonoma Pines community on Westbank First Nation land (lease to 2102), residents enjoy access to a clubhouse, fitness centre, optional secure RV parking, and an active community association.

Located just minutes from Okanagan Lake beaches, trails, shopping, dining, and the Westside Wine Trail.

## DETAILS

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<b>Address</b>	2160 Serrento Lane, Westbank, BC, V4T 3G3	<b>Bedrooms</b>	2
<b>City</b>	Westbank	<b>Bathrooms</b>	3
		<b>Finished Area</b>	2,364 Sq. Ft.

## SPECIFICATIONS

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<b>Water</b>	Private	<b>Zoning</b>	RM4
<b>Sewer</b>	Connected	<b>Legal Description</b>	Unit 1 within Lot 346-143 CLSR 95447
<b>Features</b>	Near Park, Views, Near Golf Course, Sprinklers in Ground, Recreational	<b>Ownership</b>	Leasehold, Indigenous Lands
<b>View</b>	Mountains, Golf Course		

## BUILDING FEATURES

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<b>Finished Area</b>	2,364 Sq. Ft.	<b>Parking</b>	2 Garage Spaces Attached, Garage Strata Parking Type:LCP - Limited Common Property
<b>Year Built</b>	2009	<b>Construction</b>	Stucco, Wood Frame
<b>Storeys</b>	2	<b>Foundation</b>	Concrete Perimeter
<b>A/C</b>	Central Air	<b>Exterior Features</b>	Balcony, Sprinkler System
<b>Heating</b>	Forced Air	<b>Basement</b>	Full, Finished, Walkout
<b>Interior Features</b>	Den		
<b>Monthly Fees</b>	\$366.01		

## ROOM SIZES

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### Main Level

4-Piece Ensuite Bath: 7'11" x 8'11"  
2-Piece Bathroom: 5'9" x 5'0"  
Primary Bedroom: 12'8" x 14'5"  
Living Room: 19'0" x 20'11"  
Kitchen: 9'6" x 12'5"  
Foyer: 10'6" x 5'7"  
Dining Room: 9'11" x 9'11"

### Lower Level

Den: 18'6" x 16'5"  
Bedroom: 14'3" x 13'10"  
4-Piece Bathroom: 5'0" x 9'6"  
Utility Room: 3'0" x 3'3"  
Recreation: 19'3" x 24'0"

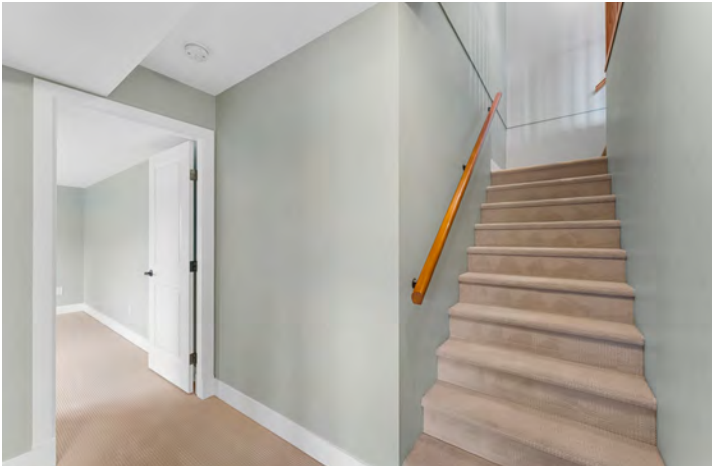




















## 2160 Serrento Ln, West Kelowna, BC

**Main Floor** Exterior Area 1218.55 sq ft  
Interior Area 1113.38 sq ft  
Excluded Area 406.01 sq ft



PREPARED: 2026/05/26



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.

## 2160 Serrento Ln, West Kelowna, BC

**Lower Level (Below Grade)** Exterior Area 1145.04 sq ft  
Interior Area 1041.91 sq ft  
Excluded Area 9.74 sq ft



PREPARED: 2026/05/26



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## EXCEPTIONAL FEATURES

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- Well-maintained 2-bedroom, 3-bathroom walk-out rancher located within the gated Sonoma Pines golf community
- Backs directly onto the 15th hole of Two Eagles Golf Course with views of Mount Boucherie and surrounding mountains
- Main floor living with a bright, open-concept layout and walk-out lower level
- Covered upper deck and covered lower patio, both positioned to enjoy golf course and mountain views
- Flexible lower-level layout featuring a spacious family room, guest accommodation, and bonus space for hobbies, fitness, crafts, or storage
- Access to the Sonoma Pines clubhouse, fitness centre, guest parking, and available RV storage (additional fee)
- Landscaped and irrigated lot with established shrubs and low-maintenance outdoor spaces
- Minutes from Okanagan Lake beaches, walking trails, shopping, restaurants, and the Westside Wine Trail

### Inclusions

- Samsung refrigerator
- Samsung electric range
- Samsung over-the-range microwave
- Frigidaire dishwasher
- LG washer
- LG dryer

### Mechanical

- Tempstar furnace
- Tempstar A/C
- 125-amp service panel
- John Wood hot water tank
- White Rogers thermostat
- Honeywell security system
- Underground irrigation
- GeneralAire air purifier

## **MAIN LEVEL**

### **Entry**

- 9-foot ceilings and welcoming foyer with direct sightlines to the golf course beyond, guest closet
- Open layout flowing into the main living areas

### **Kitchen**

- Tile flooring and efficient layout with white shaker-style cabinetry, tile backsplash, and ample counter space for meal preparation
- South-facing window above the sink framed by wood shutters, bringing natural light into the workspace
- Breakfast nook with bay window accented with chandelier lighting
- Comfortable space for casual dining while enjoying views of the front yard and surrounding neighbourhood

### **Dining Room**

- Hardwood flooring and open-concept design connecting seamlessly to the living room
- Custom built-in buffet with quartz countertop, storage cabinetry, and display shelving
- Ceiling fan with integrated lighting, ideal space for everyday dining and entertaining

### **Living Room**

- Spacious main gathering area featuring rich hardwood flooring, large windows showcasing fairway, mountain & golf course views
- Central gas fireplace with tile surround and wood mantel creates a welcoming focal point
- Sliding glass door access to the covered upper deck, convenient for indoor/outdoor living

### **Bedroom**

- The primary bedroom features hardwood flooring, ceiling fan with light, a large window overlooking the golf course, wood shutters, walk-in closet with shelving, and a 4-piece ensuite bathroom

### **Two Bathrooms**

- 4-piece primary ensuite features tile flooring, vanity with shaker-style cabinetry and drop-in sink, large wall mirror, soaker tub positioned beneath a window with golf course views, and a walk-in shower with tile surround
- 2-piece bathroom features tile flooring and pedestal sink

### **Laundry**

- Full-size LG stacking washer & dryer, easy access from primary bedroom and main living areas

## **LOWER LEVEL**

### **Recreation Room**

- Large multi-purpose room with painted concrete flooring and built-in storage cabinetry
- Ideal space for a home gym, craft room, workshop, hobby area, or additional recreation space, double-door closet provides excellent storage options

### **Bonus Room**

- Large multi-purpose room with painted concrete flooring and built-in storage cabinetry
- Ideal space for a home gym, craft room, workshop, hobby area, or additional recreation space, double-door storage closet

### **Bedroom**

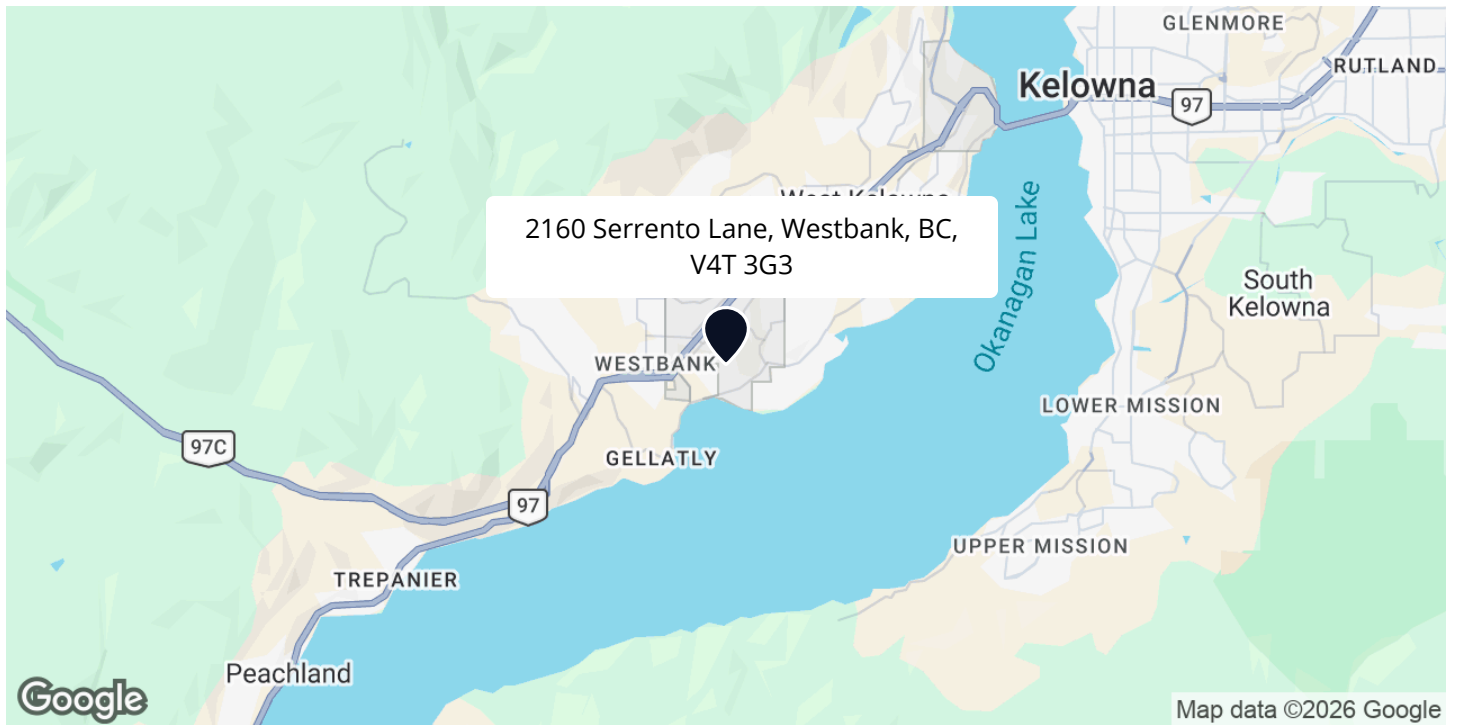
- The bedroom features carpet flooring, two closets with shelving, a large window overlooking the golf course with window covering

### **Full Bathroom**

- 4-piece bathroom features tile flooring, vanity with white shaker-style cabinetry and drop-in sink, large wall-mounted mirror, and an acrylic tub/shower combination with tile surround

## LOCATION

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*Two Eagles Golf Course Living  
at it's Best*

Perfectly Positioned Along The 15th  
Hole

In the gated community of Sonoma Pines, this open-concept rancher with walk-out basement offers the best of Okanagan living. Enjoy peaceful fairway views, low-maintenance living, and easy access to Okanagan Lake beaches, hiking trails, and the Westside Wine Trail.

— Sherry Truman

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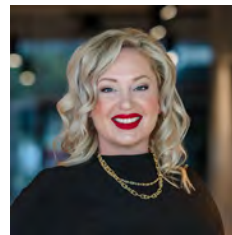
PRESENTED BY

**SHERRY TRUMAN**

Personal Real Estate Corporation

250-215-9006

sherry@janehoffman.com



CO-LISTED BY

**TIFFANI AINSWORTH**

Real Estate Professional

250-808-5499

tiffani@janehoffman.com



**JANE HOFFMAN**  
REALTY

250-866-0088

inquiry@janehoffman.com

janehoffman.com

100 – 730 Vaughan Ave

Kelowna, BC

V1Y 7E4



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