



JANE HOFFMAN
REALTY

BRAND NEW NET ZERO READY ARCHITECTURAL SHOWPIECE



PROUDLY MARKETED BY JADE GAUDET

*18697 McKenzie Court
Summerland, BC*

DETAILS

Address	18697 McKenzie Court Summerland, BC	Bedrooms	4
		Bathrooms	4 Full
		Finished Area	4634 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.36 Acre	Year Built	2025
View	City Lake, Mountain, Valley, Vineyard	Exterior	Concrete, Metal
Water	Municipal	Roof	Torch On
Sewer	Connected	Heating	Electric Forced Air, Heat Pump
Main Level	2073 sq. ft.	Cooling	Central Air, Heat Pump, Wall Unit (s)
Lower Level	2561sq. ft.	Fireplace	2 Electric Fireplaces
Ownership	Freehold	Garage/Driveway	Attached Triple Garage
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 7'11 x 9'4

Living Room: 17'7 x 15'0

Kitchen: 23'2 x 10'9

Pantry: 9'10 x 7'4

Dining Room: 21'4 x 12'5

Primary Bedroom: 18'1 x 14'3

Walk-in Closet: 9'8 x 10'8

5-Piece Ensuite: 23'6 x 7'4

Bedroom: 9'11 x 10'9

3-Piece Bathroom: 6'2 x 9'7

Laundry: 9'9 x 11'2

Garage: 22'10 x 33'9

Room Sizes - Lower Level

Recreation: 22'2 x 20'3

Theatre Room: 20'7 x 37'7

Bar: 8'9 x 13'10

Wine Room: 7'10 x 9'7

Gym: 20'1 x 11'6

4-Piece Bathroom: 6'4 x 8'8

Bedroom: 16'1 x 11'4

Bedroom: 16'2 x 10'11

3-Piece Ensuite: 8'5 x 6'0

Utility Room: 7'9 x 8'11

Inclusions

- Bosch refrigerator & dishwasher
- Bosch induction cooktop
- Bosch dual wall ovens
- Frigidaire upright freezer
- Sirius hood vent
- Panasonic microwave
- Whirlpool front load washer & dryer
- Danby beverage refrigerator
- Whirlpool ice maker
- Fisher & Paykel dishwasher drawer

Mechanical

- Mitsubishi furnace & 2 heat pumps
- 3 Mitsubishi wall units/heating & cooling
- Rheem hot water tank
- Stelpro thermostats
- Life Breath ERV-humidifier & HRV
- 200 amp service panel
- 200 & 100 amp sub panels

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 18697 MCKENZIE COURT

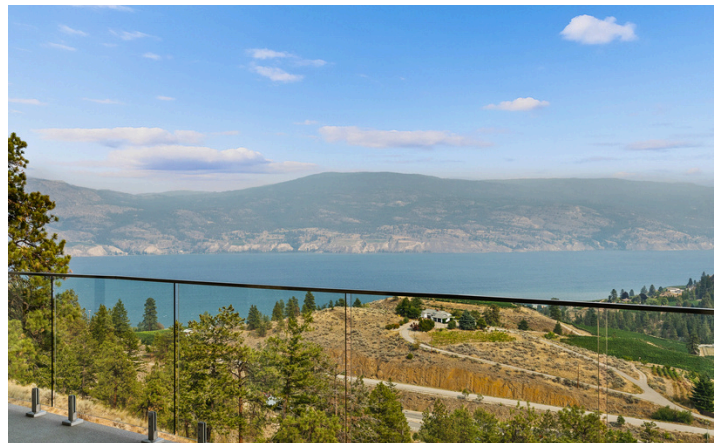
Brand new and net-zero ready, this architectural showpiece by Gelcor is set in Summerland's coveted Hunters Hill community – an area exempt from the foreign buyer ban. With panoramic 180 degree views of Okanagan Lake, vineyards, & mountains, the home blends design excellence with forward-thinking innovation. Inside, wide-plank oak floors, soaring ceilings, & walls of glass frame the lake beyond.

The kitchen is a culinary masterpiece with professional Bosch appliances, granite surfaces, walk in pantry, & a dramatic island with an adjacent pass through that opens to a deck with bar seating & built-in speakers. The main level offers a dining room, living area with tiled feature wall & fireplace & a serene primary suite with a spa-like, award-nominated, ensuite with heated floors, freestanding tub, & lake views.

The lower level extends the lifestyle: a rec room with nano doors to the covered patio, a quartzite waterfall edge wet bar, glass-walled wine room, theatre, gym, & guest suites, all capturing lakefront vistas. Lower level flooring is heated excluding the wine room & gym.

Outdoors, xeriscape landscaping frames a generous side yard with a pool permit in place. Upgrades include 3-zone indoor/outdoor speaker system, triple-glazed windows, sprinkler system, EV-ready 3-car garage with epoxy floors, & suspended slab construction. A rare opportunity to own a design-forward home that redefines Okanagan living.

Listing Agent - Jade Gaudet | Contact jade@janehoffman.com or 250-866-0088



Virtually Staged



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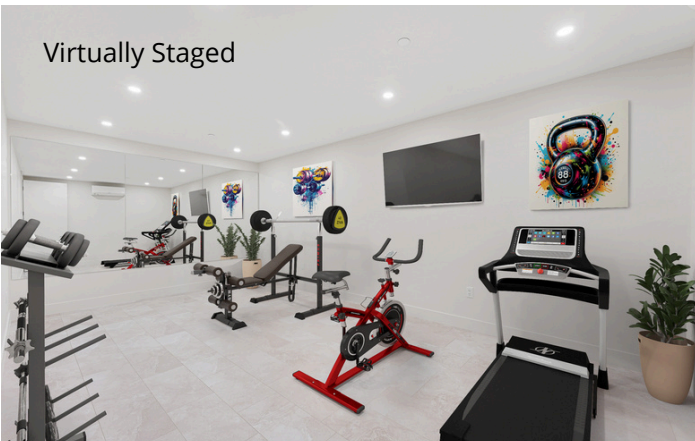
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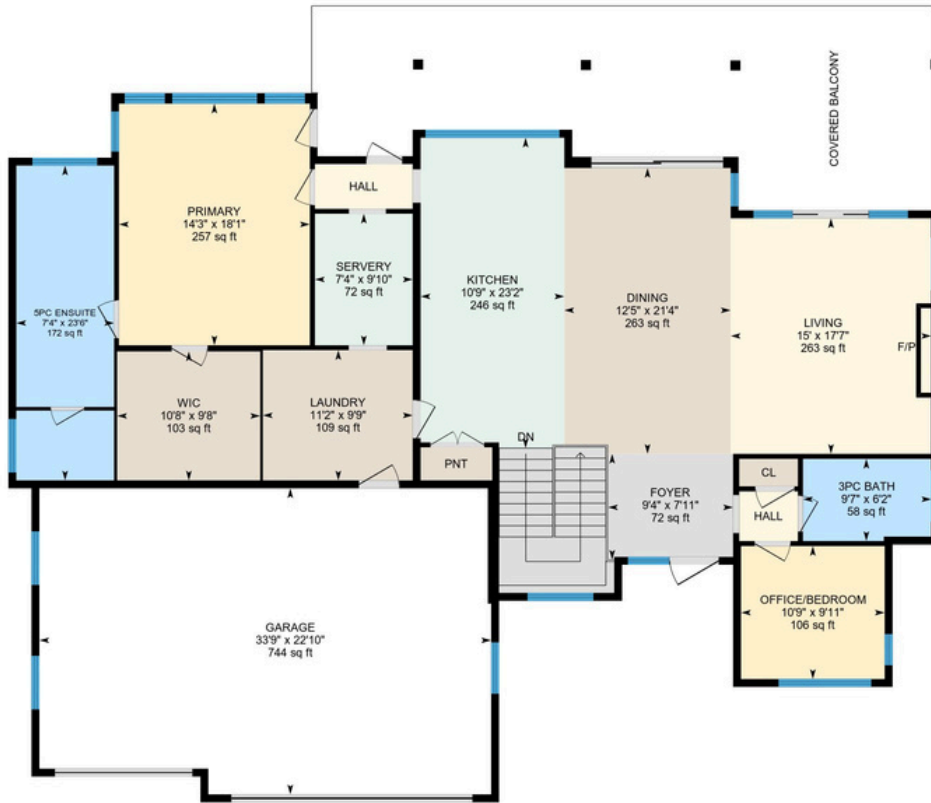
Virtually Staged





18697 McKenzie Ct, Summerland, BC

Main Floor Exterior Area 2073.36 sq ft
 Interior Area 1934.23 sq ft
 Excluded Area 786.88 sq ft



Lower Level (Below Grade) Exterior Area 2560.73 sq ft
 Interior Area 2416.35 sq ft
 Excluded Area 69.52 sq ft



PREPARED: 2025/09/05



EXCEPTIONAL FEATURES

- Brand-new, net-zero home perched atop Summerland's coveted Hunters Hill, combining sustainability with modern luxury
- Architectural showpiece featuring 4 bedrooms and 4 bathrooms across a thoughtfully designed 4,600+ sq. ft. floorplan spanning two levels
- Sizable 0.36-acre lot offering 180-degree panoramic views of Okanagan Lake, vineyards, and surrounding mountains
- Exempt from the foreign buyers' ban, adding additional investment value
- Built on an ICF foundation with triple glazed window for superior energy efficiency and enhanced soundproofing and heat protection
- Pre-wired for exterior cameras and security systems, providing peace of mind
- Soaring ceilings and abundant windows create a bright, open, and inviting ambiance throughout
- Open-concept layout on both levels facilitates seamless entertaining, hosting, and daily living
- Luxury finishes throughout, including white oak wide-plank hardwood, granite and quartzite surfaces, and heated luxury tile floors
- Designer fixtures by Moe/Baril and Gerber/Neptune elevate the kitchen and bathrooms with refined elegance
- Gourmet kitchen featuring premium appliances and a seamless layout for entertaining
- Stunning main living room showcases a floor-to-ceiling feature wall, linear electric fireplace, and seamless walk-out access to the covered deck
- Main-level primary retreat offers panoramic lake and valley views and an award nominated serene spa-inspired 5-piece ensuite
- Additional main-level bedroom/office with full 3-piece bathroom provides versatile living options
- Lower level designed for entertaining, featuring multiple gathering and relaxation spaces
- Showpiece bar off the recreation area with a custom-built, temperature-controlled wine room
- Dedicated sound proof theatre room prewired and ready for full customization
- Expansive lower-level gym equipped with luxury tile flooring and wall-mounted mirrors, providing ample space for a professional setup
- Seamless change area with direct access to covered patio and 3-piece ensuite designed for future pool integration
- Two additional bedrooms and bathrooms on the lower-level offer flexibility for family or guests
- Expansive covered deck with glass railing, wood ceiling inlays, built-in speakers, sit-up bar with kitchen pass-through, and breathtaking lake and valley views
- Large lower patio equipped with natural gas line, ideal for lounging, entertaining, or hot tub installation
- Secured pool permit allows for future outdoor enhancements
- Spacious 3-car garage with epoxy floors, electric heaters, and prewired for EV charging; suspended slab construction provides additional lower-level space
- Low-maintenance xeriscape landscaping enhances curb appeal
- A rare opportunity to own a design-forward, net-zero ready home that redefines luxury Okanagan living

Living

- Grand main living area boasting soaring ceilings, white oak wide-plank hardwood floors, and built-in speakers
- Stunning floor-to-ceiling Italian marble feature wall with a two-sided linear electric fireplace, combining elegance and warmth
- Direct walk-out access to a covered deck, perfect for effortless indoor-outdoor living
- Flooded with natural light and framed by panoramic views through multiple windows and sliding glass doors
- Open-concept layout flows effortlessly into the dining area and kitchen, ideal for entertaining and family gatherings

Kitchen/Dining

- Designer kitchen featuring black satin soft-close cabinetry, granite countertops, and a custom granite backsplash
- Professional-grade Bosch appliance package, including double wall ovens, induction cooktop, and panel dishwasher
- Wall of nano windows seamlessly connects to a stylish bar-top on the patio, framing sweeping panoramic lake & valley views
- Expansive center island with ample seating, creating the perfect space for casual gatherings and entertaining
- Large butler's pantry with contrasting white soft-close cabinetry, sleek countertops, full freezer, and a convenient prep sink
- Sun-filled dining area with direct walk-out access to the covered view patio
- Built-in speakers enhance entertaining with an immersive audio experience

Main Level Bedroom

- Primary bedroom features white oak hardwood, access to the covered deck, a large walk-in closet with custom built-ins, expansive lake and valley view windows and an award nominated spa inspired 5-piece ensuite

Two Main Level Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, a wall mounted towel warmer, an expansive lake view window, a vanity with quartz countertop and 2 vessel sinks, a freestanding tub and a custom, fully tiled walk-in shower with rain, wand and wall mounted shower heads
- 3-piece bath features tile floors, a vanity with quartz counter top and a undermount sink and a fully tiled, walk in shower with glass wall

Bedroom/Office

- Expansive windows fill the room with abundant natural light while capturing scenic views of the surrounding mountains
- Warm white oak flooring offers lasting durability and an inviting aesthetic
- Versatile layout perfectly suited as a serene home office or a comfortable fourth bedroom

Laundry

- Built-in cabinetry, sink and countertops for added folding and storage space
- Includes a Whirlpool high efficiency front load washer & dryer
- Direct walk out access to the garage

Lower Level

Recreation Room

- Expansive entertainment hub positioned in the heart of the lower level, ideal for gatherings and relaxation
- Dramatic floor-to-ceiling feature wall clad in large format tile, anchored by a sleek linear electric fireplace for warmth and ambiance
- Wall-to-wall nano doors seamlessly extend the living space to the covered patio, flooding the room with natural light and showcasing panoramic lake and mountain views
- Built-in speaker system delivers a fully immersive entertainment experience
- Luxurious heated tile flooring enhances comfort year-round

Bar + Wine Room

- Stylish quartzite waterfall countertops complemented by sleek, soft-close cabinetry for a sophisticated, modern finish
- Fully integrated bar with premium appliances including a Whirlpool icemaker, Danby beverage refrigerator, and Fisher & Paykel dishwasher drawer
- Distinctive hammered copper sink adds a pleasing element
- Custom temperature-controlled wine room showcasing cork walls, brick tile flooring, and a glass wall and door for a stunning display centerpiece

Theatre/Family Room

- Plush carpet flooring underfoot enhances comfort while creating a warm, inviting atmosphere
- Prewired for speakers and projector system, offering seamless potential for a custom home theatre experience
- Built-in cabinetry adds both style and functionality, ample storage and organization options
- Generous square footage for full furniture customization to design your ideal theatre layout

Gym

- Expansive fitness room off the lower-level recreation area with generous capacity for multiple pieces of gym equipment
- Durable tile flooring and a full wall-mounted mirror create a professional gym atmosphere, ready for personalized customization
- Mitsubishi wall-mounted climate control unit ensures year-round comfort with efficient heating and cooling

Two Bedrooms

- The first bedroom features heated luxury tile floors, a lake view window, a double door closet with custom built-ins and a luxurious 3-piece ensuite
- A second bedroom features heated luxury tile floors, a walk-in closet with custom built-ins, private access to the 4-piece bath and a lake view window

Two Full Bathrooms

- 3-piece ensuite in the guest bedroom features heated luxury tile floors, a vanity with quartz countertop and an undermount sink, a tiled walk-in shower with both a rain and wand shower heads and walk out access to the covered patio
- 4-piece bath features heated tile floors, a vanity with quartz countertop and an undermount sink, a fully tiled tub/shower combination with a glass door and private access to the second bedroom



LISTED BY JADE GAUDET

C: 250-231-0600

T: 250-866-0088

E: jade@janehoffman.com





JANE HOFFMAN

REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM