



JANE HOFFMAN
REALTY

BEACH HOUSE ON PRIME LEVEL LAKESHORE



PROUDLY MARKETING BY JANE HOFFMAN

1579 Pritchard Drive
West Kelowna, BC

DETAILS

Address	1579 Pritchard Drive West Kelowna, BC	Bedrooms	4
		Bathrooms	5, 3 Full, 2 Half
		Finished Area	4627 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.31 Acre with 107 ft. water frontage	Year Built	2015
Views	Lake, Mountain, Valley, Vineyard	Exterior	Stucco, Stone, Metal
Water	Irrigation District	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Forced Air
Main Level	2293 sq. ft.	Cooling	Central Air
Upper Level	2335 sq. ft.	Fireplace	5 Electric, Gas Fireplaces
Ownership	Freehold	Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 12'1 x 13'2
Closet: 7'3 x 8'1
Elevator: 5'7 x 7'7
Living Room: 28'10 x 22'6
Dining Room: 14'2 x 11'4
Kitchen: 17'2 x 18'5
2-Piece Bathroom: 5'8 x 5'1
Laundry: 11'7 x 9'10
Bedroom: 14'1 x 25'10
Walk-in Closet: 9'11 x 6'0
4-Piece Ensuite: 9'10 x 11'10
Hot Tub Room: 13'6 x 23'4
Garage: 38'9 x 49'7

Room Sizes - Upper Level

Bonus Room: 15'7 x 29'0
Family Room: 19'5 x 18'7
Elevator: 5'10 x 4'11
Primary Bedroom: 16'3 x 24'4
Walk-in Closet: 12'3 x 7'5
6-Piece Ensuite: 12'7 x 17'1
Bedroom: 12'11 x 16'8
Bedroom: 17'7 x 10'4
Office: 13'10 x 11'0
Den: 13'6 x 10'2
2-Piece Bathroom: 4'10 x 5'8
3-Piece Bathroom: 5'6 x 10'1
Storage Room: 13'8 x 15'11
Utility Room: 5'9" x 12'11"

Inclusions

- KitchenAid built-in microwave
- KitchenAid wall oven
- KitchenAid warming drawer
- Samsung refrigerator
- KitchenAid dishwasher
- KitchenAid gas cooktop
- Samsung front load washer & dryer
- Whirlpool refrigerator

Mechanical

- Payne furnace x2
- Bryan central A/C x2
- Navien on demand hot water
- Honeywell thermostats
- Dimplex thermostats
- DSC security panel
- Cana Vac central vacuum
- Kwik Dial irrigation
- Nu Air HRV
- GeneralAire humidifier x2
- 200-amp service panel
- 100- amp sub panel

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 1579 PRITCHARD DRIVE

Beautifully designed for lakefront living, this beach house on Pritchard Drive offers level lakeshore access and panoramic views of Okanagan Lake and the surrounding mountains. Enjoy seamless indoor–outdoor living, with floor-to-ceiling windows and sliding doors that open to the lakeside patio.

The main level features a chef's kitchen with granite countertops, premium KitchenAid appliances, and a large entertaining island. Soaring ceilings in the living room capture the view and provide ample natural light. The lower-level lakeview primary bedroom includes a fireplace and spa-inspired ensuite. A dedicated home gym features cedar walls and an indoor swim spa, positioned to take in the view.

Upstairs, a second primary retreat offers a private balcony, gas fireplace, luxurious ensuite, and walk-in closet with custom built-ins. A spacious loft lounge with wet bar, family room, office, guest bedrooms, and two additional baths complete the upper level.

The beautifully landscaped, low-maintenance yard is a golf enthusiast's dream with turf grass, a 9-hole putting green, and a sandy beach leading to a private dock with boat lift (6,000 lb. capacity). An oversized heated garage is ideal for RV owners or outdoor enthusiasts, featuring two standard bays, a 20-ft bay for a 40-ft RV, and a mini overhead door for golf carts or gear. Built-in cabinetry, ceiling fan, and EV charger wiring add versatility and function. Located just a short walk to Frind Estate Winery.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

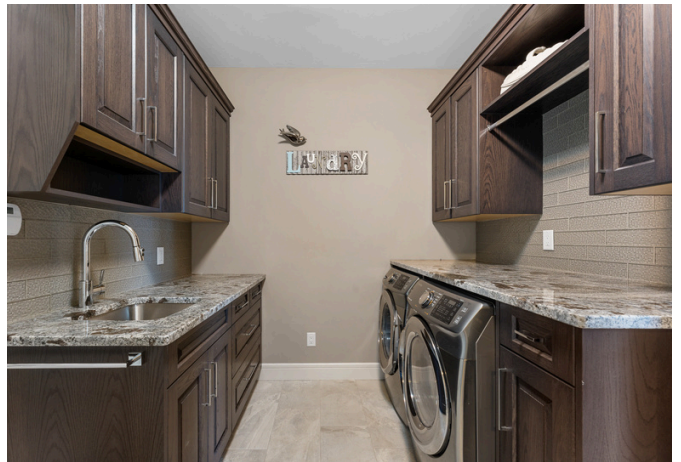




















1579 Pritchard Dr, West Kelowna, BC

Main Floor Exterior Area 2292.64 sq ft
Interior Area 2156.66 sq ft
Excluded Area 1441.80 sq ft



PREPARED: 2025/07/29

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.

1579 Pritchard Dr, West Kelowna, BC

Upper Level Exterior Area 2334.55 sq ft
Interior Area 2175.15 sq ft
Excluded Area 517.72 sq ft



PREPARED: 2025/07/29

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EXCEPTIONAL FEATURES

- Beautifully designed, 4 bedroom, 5 bath lake front home
- 4,627 sq. ft. of living quality designed living space with attention to detail
- Set to capture panoramic views of Okanagan Lake and surrounding mountains through expansive floor-to-ceiling windows
- High-end construction with a mix of stone, stucco, and metal finishes providing excellent curb appeal
- Dual zoned for central air conditioning and forced air heating, ensuring comfort year-round
- Built-in elevator for convenient mobility
- Chef's kitchen with granite countertops, premium KitchenAid appliances, and a generous island for effortless entertaining
- Soaring ceilings in the great room enhance the expansive lake views and bring in abundant natural light
- Dedicated home gym with cedar walls and indoor swim spa with a lake view backdrop to enjoy
- Lower-level secondary primary suite with a fireplace and spa-inspired ensuite creates the ultimate private haven
- Spacious upper level recreation/bonus room with a wet bar—perfect for elevated entertaining or relaxing with family and guests
- Upstairs, the main primary bedroom includes a private balcony, fireplace, reading nook/den, an exquisite ensuite, and a custom walk-in closet
- Office and family room in the upper loft area—ideal for remote work or shared living
- Positioned for level lakeshore access to the private dock and with 6,000 lb. boat lift capacity, sandy beach area leading to dock
- Expansive lakeside patio crafted for sweeping views and entertaining
- Beautifully landscaped, low-maintenance grounds with thoughtful design and irrigation
- A true golf enthusiast's yard featuring turf grass and a 9-hole putting green
- Oversized heated garage designed with two standard bays, a 20-foot-high bay for a 40-ft RV (including full hookup), and a mini door for golf carts or gear
- EV charger wiring for future-ready vehicle access
- Pull through driveway provides both function and ease
- Highly sought after Pritchard Drive neighborhood, just minutes from Frind Estate winery, The Cove Resort and other West Kelowna wineries
- Contemporary architecture meets classic design, ensuring timeless style and future desirability
- A rare beach house delivering the perfect lakeside lifestyle with infrastructure thoughtfully executed

Living

- Grand main living area showcasing floor-to-ceiling windows, dramatic vaulted ceilings, and rich toned hardwood flooring
- Statement floor-to-ceiling tiled feature wall accented with a sleek, wall-mounted linear electric fireplace, creating a striking blend of modern design and inviting warmth
- Seamless walk-out access to the lakefront patio, offering effortless indoor-outdoor living and uninterrupted water views

Kitchen/Dining

- Gourmet chef's kitchen features sleek white shaker-style cabinetry, gleaming granite countertops, and impeccable craftsmanship throughout
- Premium stainless-steel KitchenAid appliance suite, including a gas cooktop and wall oven, delivering both style and professional-grade performance
- Expansive island with raised bar seating for four providing a casual dining and entertaining centre
- Sunlit dining room surrounded by panoramic lake-view windows, creating a captivating backdrop to enjoy
- Dramatic floor-to-ceiling tiled feature wall with a built-in, double-sided gas fireplace, offering warmth and ambiance to both the dining space and adjoining living area

Hot Tub Room

- Main-level retreat showcasing uninterrupted lake and valley vistas, with Nano doors that seamlessly open to the lakeside yard
- Rich cedar-paneled ceilings and walls paired with tile flooring for a warm and inviting atmosphere
- Sunken oversized swim spa, designed for year-round use
- Built-in shower featuring tile accents and natural stone detailing, blending spa luxury with convenient living

Laundry

- Custom built-in cabinetry, sink and countertops for ample storage and folding space
- Includes Samsung front load washer & dryer

Main Level Bedroom

- Secondary primary bedroom features plush carpet, expansive lake view windows, a built-in linear electric fireplace, a walk-in closet with custom built-ins and a spa inspired 4-piece ensuite

Two Main level Bathrooms

- 4-piece ensuite features heated tile floors, 2 separate vanities with granite countertops and undermount sinks, a ceiling fan and a large, fully tiled, walk-in shower
- 2-piece bath features engineered hardwood, a floating vanity with granite countertop and an undermount sink with a wall mounted mirror with overhead lighting

Upper Level

Bonus Room

- Expansive entertainment hub at the heart of the upper level, designed for gatherings and relaxation
- Tiled-in gas fireplace with a wood mantel, adding warmth, character, and an inviting ambiance
- Custom wet bar complete with a sink and Whirlpool refrigerator, perfect for effortless hosting
- Open-to-below design overlooking the main living area
- Wall of expansive windows framing breathtaking views of the lake and surrounding mountains

Office

- Located on the upper level with lake and mountain views through expansive windows
 - Warm, rich toned hardwood floors offering both timeless design and long-lasting durability
- Ceiling fan for year-round comfort and gentle air circulation

Three Bedrooms

- Primary bedroom features plush carpet, expansive lakeview windows, a wall mounted linear electric fireplace, a private lake facing deck, an attached reading nook, a walk-in closet with custom built-ins and a spa inspired 6-piece ensuite
- The second bedroom features plush carpet, multiple windows, a double door closet and a Murphy bed with built-in shelving
- The third bedroom features engineered hardwood, a ceiling fan, 4 illuminating windows and a double door closet

Three Bathrooms

- 6-piece bath in the primary bedroom features heated tile floors, 2 separate vanities, both with granite countertops and undermount sinks, built-in shelving, an oversized jetted tub, a tiled walk-in shower with a built-in bench and both rain and wand shower heads, and two wall mounted mirrors
- 3-piece bath features tile floors, built-in shelving, a walk-in shower with a glass door, a vanity with granite countertop and an undermount sink with a wall mounted mirror and overhead lighting
- 2-piece bath features engineered hardwood, a floating vanity with granite countertop and an undermount sink with a wall mounted mirror and overhead lighting



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