



1410 MENU ROAD, WEST KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN

REALTY



1410 MENU ROAD, WEST KELOWNA

Set high above Okanagan Lake in one of West Kelowna's most exclusive hillside enclaves, this custom Harmony Homes residence offers a rare sense of privacy, space, and uninterrupted lake views stretching from Kelowna to Peachland. Surrounded by renowned wineries, championship golf, hiking trails, and endless outdoor recreation, it captures the very best of the Okanagan lifestyle.

Designed for effortless entertaining, the home unfolds around expansive terraces where mornings begin with coffee overlooking the water and evenings end beside the pool as the sun sets over the lake.

Walls of glass blur the line between indoors and out, filling the home with natural light while keeping the ever-changing view at the centre of everyday living. Generous gathering spaces are balanced by private retreats, including a serene primary suite and beautifully appointed guest accommodations.

The walkout level is dedicated to recreation with a family lounge, wet bar, wine cellar, media room, fitness area, and cedar sauna. Rich Brazilian Tigerwood floors, vaulted ceilings, premium finishes, and meticulous updates reflect a lasting commitment to quality throughout.

More than a luxury home, this is a private retreat where exceptional views, effortless entertaining, and the Okanagan lifestyle come together.

DETAILS

Address	1410 Menu Road, West Kelowna, BC, V4T 2R9	Bedrooms	5
City	West Kelowna	Bathrooms	4
		Finished Area	3,969 Sq. Ft.

SPECIFICATIONS

Lot Size	0.3 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 15 DISTRICT LOT 581 OSOYOOS DIVISION YALE DISTRICT PLAN KAP56178
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Near Golf Course, Near Public Transit, Sprinklers in Ground, Dead End		
View	Lake, Mountains, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	3,969 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2012	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Sprinkler System
Heating	Forced Air	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level
Primary Bedroom: 17'4" x 14'11"	Foyer: 7'11" x 17'2"
Pantry: 3'11" x 3'11"	Bedroom: 11'6" x 14'3"
Bedroom: 12'2" x 10'11"	3-Piece Bathroom: 5'9" x 10'3"
Living Room: 18'0" x 19'10"	Wine Cellar: 16'2" x 4'5"
Laundry: 7'9" x 11'1"	Sauna: 4'0" x 7'11"
Kitchen: 16'0" x 14'9"	Other: 18'11" x 14'4"
Dining Room: 14'0" x 17'9"	Recreation: 17'11" x 25'11"
Bedroom: 10'10" x 11'1"	Utility Room: 11'0" x 14'2"
Bedroom: 11'9" x 11'1"	Storage Room: 7'10" x 10'4"
5-Piece Ensuite Bath: 13'8" x 10'11"	
4-Piece Bathroom: 8'1" x 5'1"	
2-Piece Bathroom: 6'4" x 5'0"	



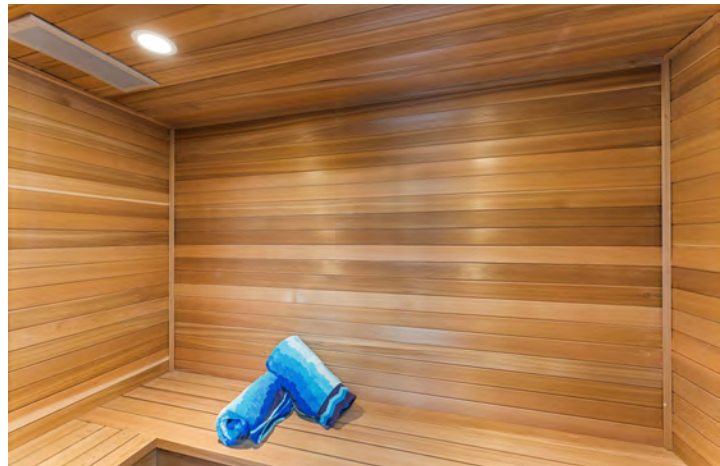
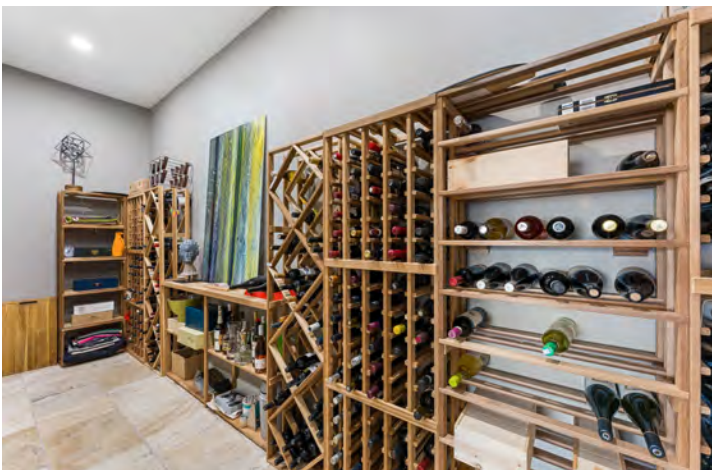




















EXCEPTIONAL FEATURES

- Quality-built by Harmony Homes, this is a well maintained 3900 sq. ft. home on 0.30 acres
- 5 bedrooms, 4 bathrooms provide generous accommodations for family, guests & work-from-home options
- Elevated setting captures panoramic lake & mountain views from Peachland to Kelowna
- Open-concept main living space offers soaring ceilings, expansive windows & a seamless connection to the outdoor living area
- Brazilian tigerwood hardwood, tumbled travertine, black slate and custom stonework introduce warmth, texture and enduring elements
- Glass transoms above the interior doors for natural light while maintaining privacy, interlocking exterior doors with integrated deadbolts for added security
- Entertainment-focused lower level includes a recreation room, full wet bar, naturally cooled wine cellar, dedicated media room, guest room, full bathroom and custom Finlandia cedar sauna
- Heated 16' x 32' in-ground pool positioned for the dramatic lake & mountain backdrop, with a new liner completed in 2026, auto cover, auto cleaner and comprehensive Delta UV filtration system for virtually chemical-free operation
- Resort-inspired poolside includes stamped concrete decking, a custom 130' retaining wall finished in chipped stone, frameless glass railings & a covered lounge with automated Phantom screens, recessed lighting & gas connections for a barbecue and patio heaters
- Upper deck offers new 60 mil grey timber-style decking completed in 2026, frameless glass railings and frosted privacy panels along both sides, panoramic lake & mountain views
- Covered portion of the upper deck is finished with wood soffits, chipped-stone pillars, vaulted ceiling, dimmable recessed lighting & gas connection, accessed from the great room, dining & kitchen
- Private rear yard has a concrete patio, fenced dog run with grass, natural rock face & water feature
- Finished double garage features an approximately 19' overhead door, 11' ceiling, custom flooring, LED lighting, painted drywall, baseboards & water faucet
- Approximately 300' shared driveway services two properties
- Minutes from local vineyards, the Westside Wine Trail and farm-to-table dining experiences

Inclusions

- JennAir six-burner gas range
- JennAir refrigerator/freezer
- JennAir refrigerator
- Miele dishwasher
- Panasonic microwave
- JennAir dishwasher
- Samsung refrigerator
- Maytag washer & dryer

Mechanical

- Carrier central Furnace & A/C
- 200-amp service panel
- Rheem hot water tank (2022)
- Humidifier
- VIQUA UV water treatment system, water softener, carbon filtration
- Irritrol irrigation system
- Pool Heater and UV light (2023)

MAIN LEVEL

Great Room

- Soaring 17' vaulted ceiling and expansive glazing capture the home's panoramic lake and mountain outlook
- Brazilian tigerwood hardwood adds warmth and richness throughout the open living space, while the floor-to-ceiling tile-clad gas fireplace creates a striking contemporary focal point
- Floor-to-ceiling sliding glass doors open directly to the covered upper deck
- The wet bar features shaker-style wood cabinetry, soft-close hardware, quartz countertop and undermount bar sink, tile backsplash and floating shelves with dimmable recessed lighting

Kitchen

- 17' vaulted ceiling and large windows fill the kitchen with natural light while framing spectacular lake and mountain views
- Shaker-style wood cabinetry features soft-close hardware, Cambria quartz countertops, under-cabinet lighting and substantial storage
- Central island offers storage, pendant lighting, undermount porcelain sinks, filtered hot and cold-water dispenser and seating for four
- Separate preparation counter has a quartz surface with undermount porcelain sink, window above
- Walk-in pantry with frosted-glass door provides additional concealed storage
- Equipped with a JennAir 6-burner gas range, custom ventilation hood, JennAir under-counter refrigerator/freezer, JennAir full-size refrigerator and Miele dishwasher

Dining

- Open dining area is positioned to enjoy uninterrupted lake and mountain views
- Brazilian tigerwood hardwood continues from the kitchen and great room for a cohesive design
- Sliding glass doors open directly to the upper deck
- Dimmable recessed lighting provides flexible illumination for everyday meals and evening entertaining

Laundry

- Tile flooring provides a durable, easy-care finish
- Custom-height folding counter, soft-close upper cabinetry
- Maytag front-load washer and dryer are included
- High-security exterior door opens directly to the backyard

Four Bedrooms

- The primary bedroom features Brazilian tigerwood hardwood, a modern ceiling fan with integrated LED lighting, a large window overlooking the backyard, Hunter Douglas privacy blinds, a recessed niche above with dedicated art lighting, a walk-in closet with built-ins and a private 5-piece ensuite
- The second bedroom features Brazilian tigerwood hardwood, a large double-door closet, window with blind coverings overlooking backyard fountains and dimmable LED lighting
- The third bedroom features Brazilian tigerwood hardwood, a large double-door closet, dimmable LED light, and a window overlooking the natural hillside
- The fourth bedroom features Brazilian tigerwood hardwood, a large double-door closet, a ceiling fan with dimmable LED lighting and a window overlooking the natural hillside

Three Bathrooms

- 5-piece primary ensuite features heated travertine flooring, wood vanity cabinetry with soft-close hardware, a new Ethereal Glow quartz countertop, two Kohler undermount sinks, an oversized mirror with integrated LED lighting, a soaker tub with tile surround, a fully tiled steam shower with a glass enclosure, and a private water closet with Toto toilet
- 3-piece main bathroom features tile flooring, new Ethereal Glow quartz countertop, Kohler undermount sink, tub and shower combination and Toto toilet
- 2-piece powder room features travertine flooring, shaker-style wood vanity with soft-close hardware, a Cambria quartz countertop, a travertine vessel sink, custom wall covering and pendant lighting

LOWER LEVEL

Foyer

- Oversized 10' x 8' entry door with sidelight and transom window add lots of natural light
- Tumbled travertine flooring extends through the foyer and into the adjoining entertainment spaces
- Open sightlines create an immediate connection to the rec room, pool terrace & lake views

Recreation Room

- Spacious recreation room with approximately 10'8" ceiling height and a central gas fireplace is designed for relaxed entertaining and everyday living
- Floor-to-ceiling sliding glass doors frame the lake & mountain views with direct access to the pool deck
- Open connection to the wet bar creates a cohesive gathering area for family and guests

Wet Bar

- Shaker-style wood cabinetry features soft-close hardware and glass-front upper display cabinets
- Raised quartz-topped bar provides seating for four beneath pendant lighting
- Stainless-steel undermount sink is paired with a filtered hot and cold-water dispenser
- Recessed dimmable LED lighting offers adjustable illumination
- Equipped with a Panasonic microwave, JennAir dishwasher & Samsung full-size refrigerator

Wine Cellar

- Spacious naturally cooled wine cellar provides substantial storage
- Travertine flooring continues the warm material palette of the lower level
- Interior window opens visually to the wet bar and enhances the ambience of the entertainment area

Media Room

- The media room features black slate flooring, custom accent lighting
- Sonos sound system for an immersive home theatre experience
- Generous proportions allow the room to accommodate both media seating and exercise equipment

Bedroom

- The bedroom features black slate tile flooring, dimmable LED lighting, a transom window with wood blinds and a large double-door closet

Two Bathrooms

- 3-piece bathroom features black slate flooring, a fully tiled walk-in shower with frameless glass entry, recessed dimmable LED lighting, a Toto toilet, and a custom Finlandia cedar-lined sauna
- 2-piece powder room features travertine flooring, shaker-style wood vanity with soft-close hardware, a Cambria quartz countertop, a travertine vessel sink, custom wall covering and pendant lighting

LOCATION





Perched above Okanagan Lake
Wineries, Golfing, Hiking Nearby

This custom-built residence offers a timeless design with breathtaking panoramic views. An exceptional offering in one of West Kelowna's most coveted hillside locations, the perfect blending of luxury and privacy.

—Jane Hoffman

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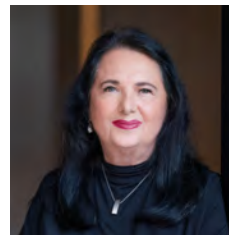


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