



1539 PINOT NOIR DRIVE, WEST KELOWNA

Presented by

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REALTY



1539 PINOT NOIR DRIVE, WEST KELOWNA

A view-filled Vineyard Estates residence designed for easy entertaining, relaxed family time, and long Okanagan summers by the pool. This custom Landmark Homes build offers more than 4,800 sq. ft. across two levels, set on a 0.27-acre lot that extends beyond the pool deck into protected greenspace—creating a welcome sense of privacy with no rear build zone.

On the main level, 4" distressed, oiled oak flooring, heated travertine, coffered ceilings, and a two-sided granite fireplace bring warmth and detail to the living and dining rooms. The kitchen features cream cabinetry, granite surfaces, a large island, walk-in pantry, and direct access to an 849 sq. ft. travertine deck spanning the width of the home.

Roll-down sunshades, a covered seating area, two gas hookups, exterior speakers, and an infrared heater make the deck a comfortable setting well into the evening. From here, take in southeast views across Lake Okanagan, vineyards, and surrounding mountains.

The lower level is made for gathering, with five-zone radiant in-floor heat, a family room, wet bar, media space, generous storage, and direct access to the pool terrace. Outside, the 32' x 16' saltwater pool with slide and newer auto cover, hot tub, covered entertaining area, glass railings, exterior speakers, and gas hookup set the stage for memorable days at home.

Minutes from Mission Hill and Quails' Gate wineries, this is a well-appointed West Kelowna address with space to live, host, and enjoy the views.

DETAILS

Address	1539 Pinot Noir Drive, West Kelowna, BC, V4T 3B4	Bedrooms	4
City	West Kelowna	Bathrooms	5
		Finished Area	4,947 Sq. Ft.

SPECIFICATIONS

Lot Size	0.27 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 3 DISTRICT LOT 2045 OSOYOOS DIVISION YALE DISTRICT PLAN KAP82957
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Sprinklers in Ground, Irregular Lot		
View	Lake, Mountains, Water, Vineyard		

BUILDING FEATURES

Finished Area	4,947 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2014	Parking	3 Garage Spaces Attached, Garage, Garage Door Opener
Storeys	2	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated, Slide	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Sprinkler System, Hot Tub
Heating	Forced Air, Natural Gas, Radiant Floor	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Hot Tub, Wet Bar		

ROOM SIZES

Main Level	Lower Level
Foyer: 4'10" x 10'1"	Bedroom: 18'5" x 14'7"
5-Piece Ensuite Bath: 14'0" x 13'2"	3-Piece Bathroom: 4'11" x 11'1"
Mud Room: 5'8" x 12'1"	Bedroom: 13'6" x 13'6"
2-Piece Bathroom: 4'11" x 6'11"	3-Piece Bathroom: 5'0" x 15'10"
Primary Bedroom: 16'5" x 16'11"	Dining Room: 18'9" x 13'9"
Bathroom: 7'8" x 5'10"	: 24'9" x 20'11"
Pantry: 7'5" x 6'5"	Utility Room: 6'7" x 11'10"
Office: 11'1" x 11'8"	Family Room: 18'10" x 24'10"
Dining Room: 13'7" x 14'6"	Bonus Room: 23'3" x 12'0"
Living Room: 19'9" x 27'0"	Bedroom: 15'6" x 19'8"
Kitchen: 13'6" x 16'6"	









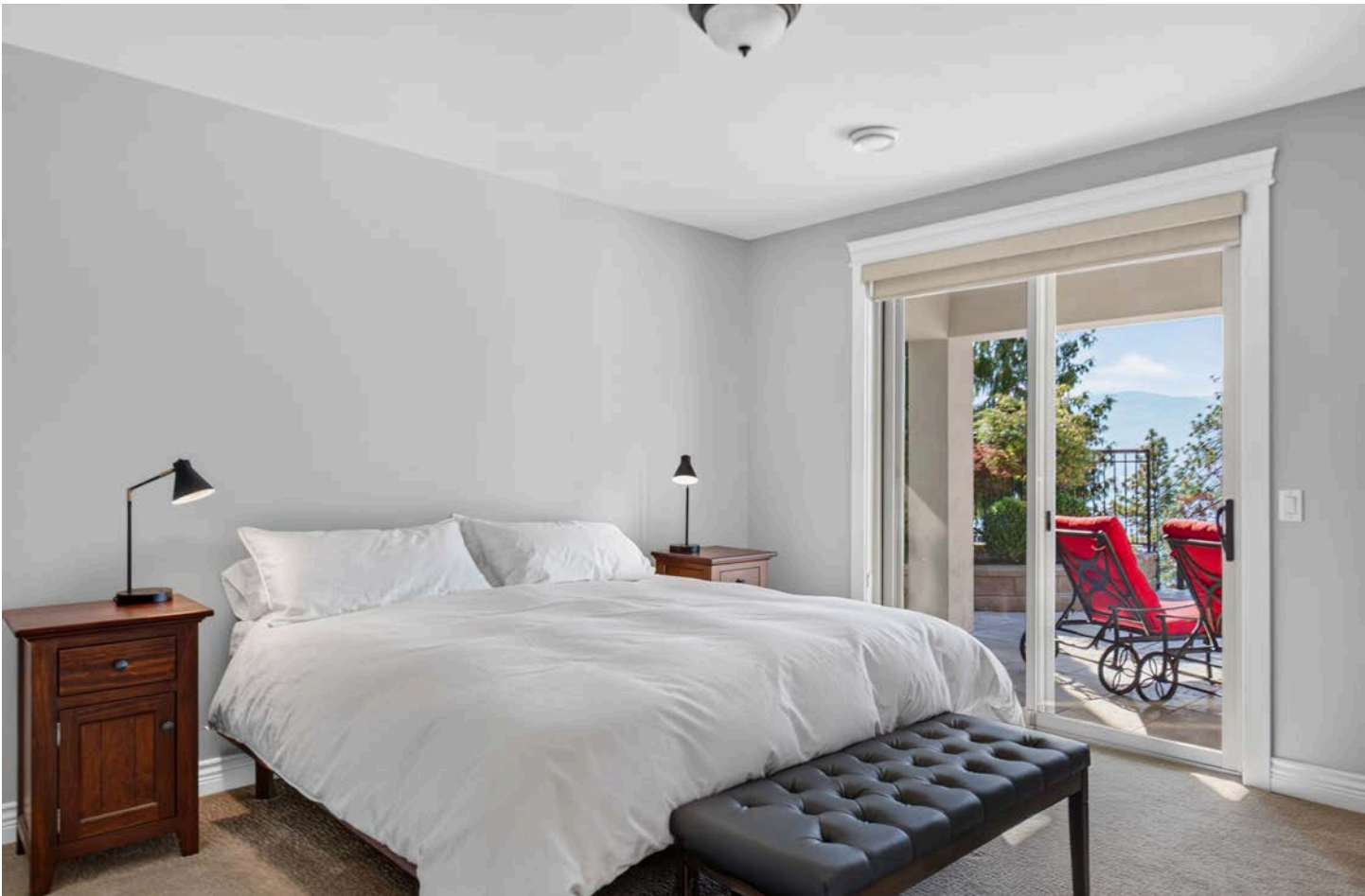






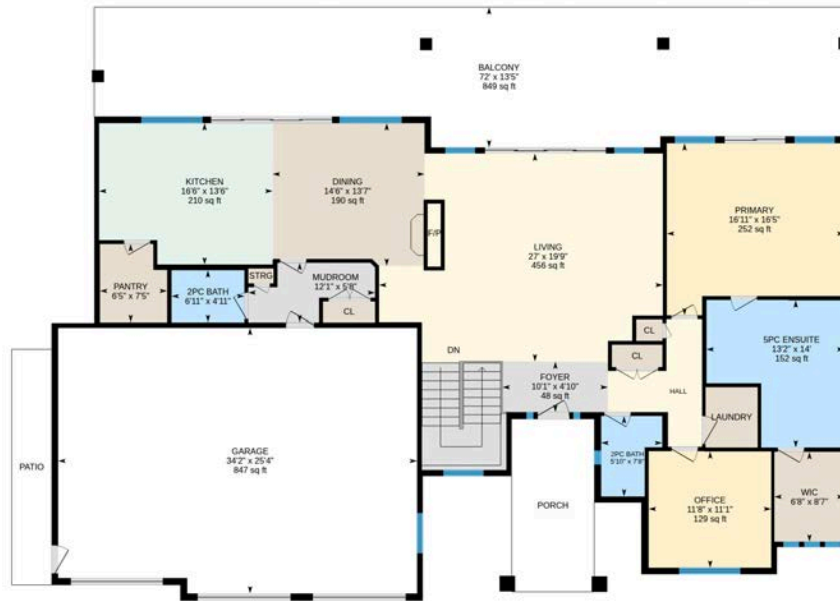


ced twilight



1539 Pinot Noir Dr, West Kelowna, BC

Main Floor Exterior Area 2074.19 sq ft
Interior Area 1928.28 sq ft
Excluded Area 894.58 sq ft



0 6 12 ft

PREPARED: 2026/09/06



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.

1539 Pinot Noir Dr, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 2873.30 sq ft
Interior Area 2703.61 sq ft



0 6 12 ft

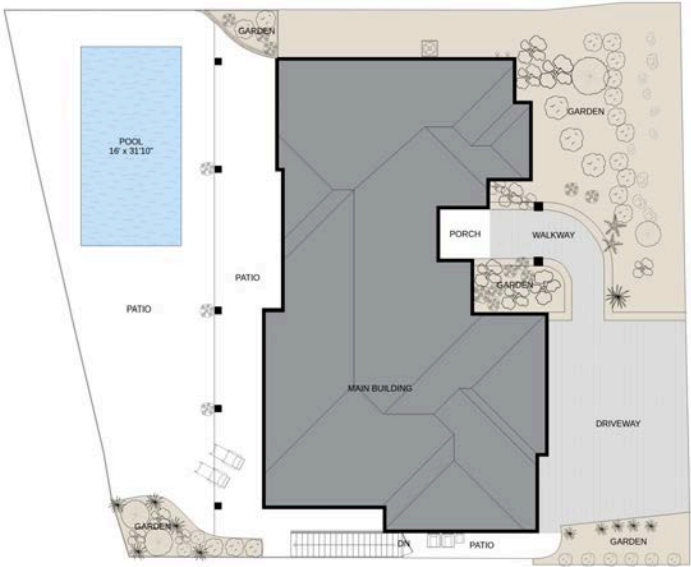
PREPARED: 2026/09/06



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Site Plan

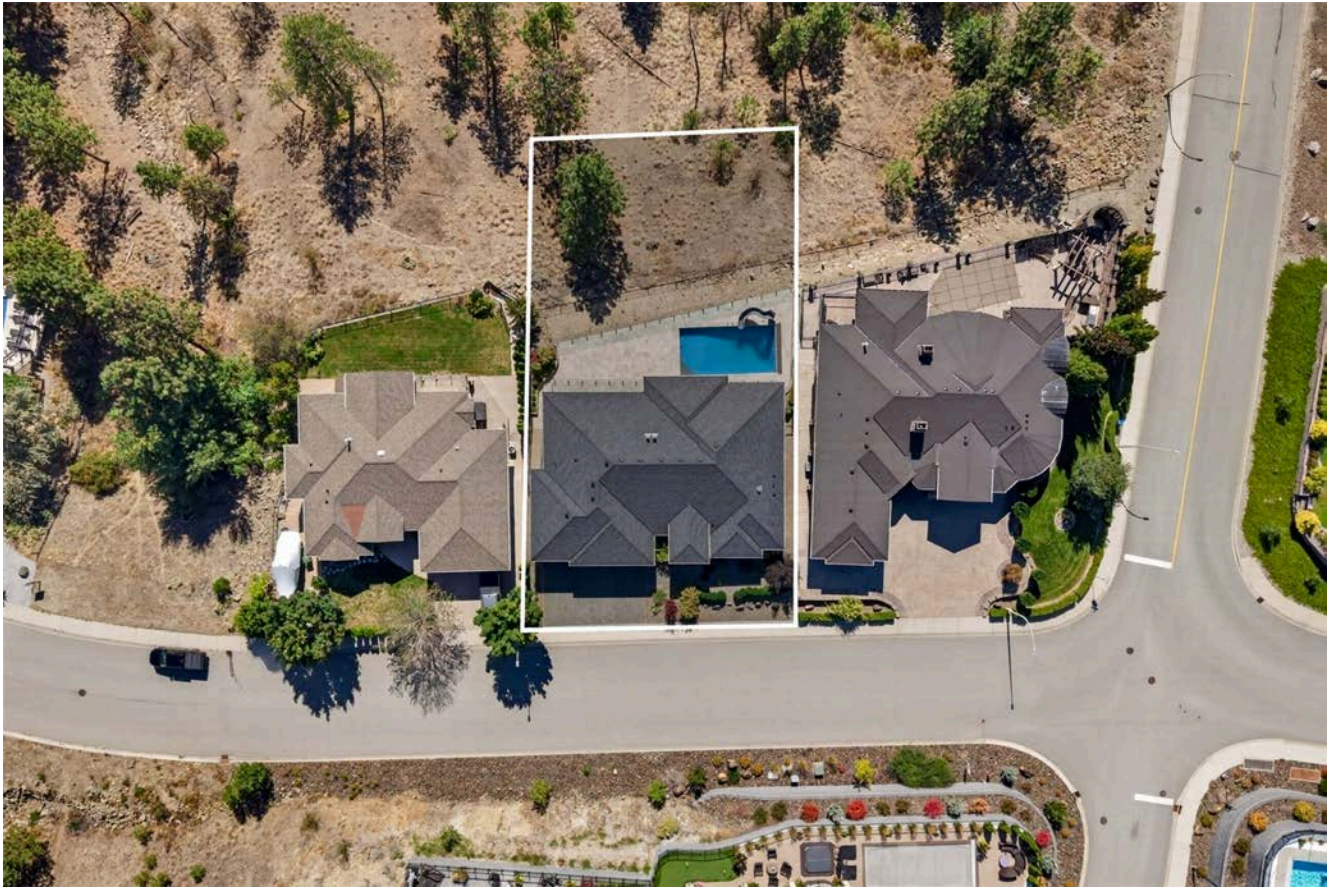


0 7 14
ft

PREPARED: 2026/09/06



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EXCEPTIONAL FEATURES

- Custom-built by Landmark Homes in desirable Vineyard Estates, offering over 4,900 sq ft of living space
- Southeast-facing orientation captures sweeping views across Okanagan Lake, surrounding mountains & the vineyards of West Kelowna
- Positioned to take advantage of the outlook with expansive glazing and outdoor access extending across both levels of the home
- Adjacent green space and a no-build area behind the property enhance the sense of openness and privacy, with the 0.27-acre lot extending beyond the pool deck into the natural landscape
- Finishing includes 4" oak hardwood with a distressed oiled finish, extensive travertine tile, granite surfaces, custom millwork and substantial stonework
- Updated interior paint throughout both levels creates a fresh, neutral backdrop
- Custom window coverings and multi-zone Sonos audio throughout
- Two-sided stone-clad gas fireplaces anchor the principal gathering spaces on both levels
- Radiant floor heating in the kitchen & bathrooms, 5-zone in-floor heating throughout the lower level
- Approximately 849 sq ft upper deck spans the width of the home, creating an impressive extension of the main living areas with travertine tile, frameless glass railings for uninterrupted lake, mountain & vineyard views
- Covered portion of the upper deck has recessed lighting, ceiling fan, exterior speakers, Calcana infrared heating and roll-down sun/wind shades
- Two gas connections on the upper deck support flexible outdoor cooking and entertaining
- Resort-inspired backyard centres around a 32' x 16' in-ground saltwater pool with slide and automatic cover
- Expansive lower pool deck with outdoor dining and lounging, the travertine tile extends the home's material palette outdoors
- Covered lower patio has recessed lighting & exterior speakers, accessed from the family room and bedrooms
- Hot tub, exterior gas connection & integrated speakers enhance the outdoor entertaining areas
- Fully fenced backyard with metal and frameless glass fencing, raised garden beds, established perennials, a rock retaining wall with additional plantings
- Low-maintenance landscaping with established trees, flowering perennials and 3-zone irrigation
- Triple garage with 3 overhead doors, epoxy flooring, heating, cooling and water connection
- Paver-stone driveway with stamped concrete border, parking for three additional vehicles
- Located minutes from Mission Hill Family Estate and Quails' Gate Estate Wineries, with the shops, dining, beaches and amenities of West Kelowna within easy reach

Inclusions

- Electrolux gas cooktop
- Electrolux wall oven (2)
- Faber hood vent
- Electrolux refrigerator
- Electrolux dishwasher
- Electrolux microwave
- Whirlpool washer
- Whirlpool dryer
- LG refrigerator

Mechanical

- Forced-air heating, Electric boiler
- Five-zone radiant in-floor heating (lower level)
- Armstrong Air A/C, Comfort Plus humidifier
- 200-amp service panel
- 100-amp subpanel
- John Wood hot water tank
- Stelpro thermostats
- Price's Alarm security system
- AstroVac central vacuum
- Water softener
- Irritrol three-zone irrigation
- Hayward pool equipment
- EcoAir temperature-control (garage and lower-level bonus)

MAIN LEVEL

Entry

- Travertine tile flooring introduces the home's warm natural material palette
- Immediate sightlines toward the lake and mountains upon arrival
- Craftsman-inspired front door and dedicated guest coat closet complete the welcoming entry

Living Room

- 4" oak hardwood flooring with a distressed oiled finish brings warmth and character to the principal living space
- 11' ceiling is enhanced by substantial coffered detailing with recessed panels and integrated lighting
- Floor-to-ceiling stone-clad gas fireplace with raised hearth is shared with the dining area and provides a strong architectural focal point
- Wall of windows and sliding glass doors open to the upper deck and frame panoramic lake and mountain views

Kitchen

- Heated travertine flooring and 10' ceiling create a warm, substantial kitchen designed for everyday living and entertaining
- Antiqued cream finished solid-wood cabinetry features soft-close construction, wood-lined drawers, granite countertops, a tile backsplash, undercabinet lighting, and crown mouldings
- Generous 40" x 109" central island with pendant lighting provides integrated storage, an undermount composite granite sink and seating for four
- Electrolux gas cooktop and double wall ovens are complemented by a custom-built hood with Faber ventilation
- Electrolux refrigerator, dishwasher and microwave complete the appliance package
- Walk-in pantry with extensive open shelving provides additional food and appliance storage
- Large picture windows and sliding doors connect the kitchen directly to the upper deck and surrounding views

Dining

- Travertine tile flooring continues from the kitchen into the spacious dining area
- Floor-to-ceiling stone fireplace is shared with the living room and creates a dramatic architectural division between the two spaces
- Coffered ceiling with recessed detailing is complemented by a traditional bronze multi-light chandelier
- Large picture window captures expansive lake and mountain views

Primary Bedroom

- Spacious main-level primary suite features plush carpeting and a tray ceiling with recessed lighting
- Wall of windows and sliding glass doors capture the lake and mountain view and provide direct access to the upper deck
- Generous walk-in closet is finished with custom built-in organizers and dedicated shoe storage
- Private 5-piece ensuite completes the suite

Den/Office

Hardwood flooring continues into the flexible main-level den

Front-facing window captures mountain views and natural light

Well suited to a private home office or additional guest accommodation

Laundry

- Travertine flooring complements custom-height cabinetry with granite countertop
- Upper cabinetry with under-cabinet lighting provides additional household storage
- Whirlpool front-load washer and dryer

Three Bathrooms

- 5-piece ensuite features heated travertine flooring, a double vanity with dark-stained maple soft-close cabinetry, granite countertop, a solar tube providing natural lighting, a fully tiled walk-in shower with two shower heads and a glass enclosure, plus a built-in soaker tub with travertine surround
- 2-piece powder room features hardwood flooring, a vanity with dark-stained maple cabinets, a granite countertop with undermount oval sink and privacy-glass window
- 2-piece bathroom positioned directly off the garage provides convenient utility access and includes a stainless-steel sink

Lower Level - Family/Recreation

- Expansive lower level with approximately 8'6" ceilings provides multiple zones for gathering, games and relaxed entertaining
- Carpet flooring defines the principal lounge area
- Wall of windows and sliding glass doors open directly to the covered patio, pool deck and southeast-facing views
- Double-sided stone-clad gas fireplace with raised hearth creates a warm focal point shared with the adjoining wet bar and dining area
- Integrated ceiling and wall speakers extend the home's entertainment system throughout the level

Lower Level - Wet Bar

- Travertine tile flooring defines a generous entertaining zone with room for a full-size dining table
- Dark-stained maple soft-close cabinetry is paired with granite countertops and an undermount stainless-steel sink
- LG French-door refrigerator provides full-size food and beverage storage
- Direct access to the pool deck makes the space particularly functional for summer entertaining

Lower Level - Media/Games Room

- Dedicated entertainment space provides generous room for billiards, games and additional lounge seating
- Curved raised bar with granite countertop accommodates seating for approximately six to eight
- Wall-mounted projection screen creates a dedicated media experience
- Integrated ceiling and wall speakers enhance movie and game nights

Lower Level - Three Bedrooms

- The first bedroom features carpet flooring, large windows and sliding glass doors with direct pool deck access, a walk-in closet, and a private 3-piece ensuite
- The second bedroom features carpet flooring, sliding glass doors with direct access to the patio and pool, a double-door closet and access to a 3-piece bathroom
- The third bedroom features carpet flooring, a large double-door closet and a window with custom blind covering

Lower Level - Two Full Bathrooms

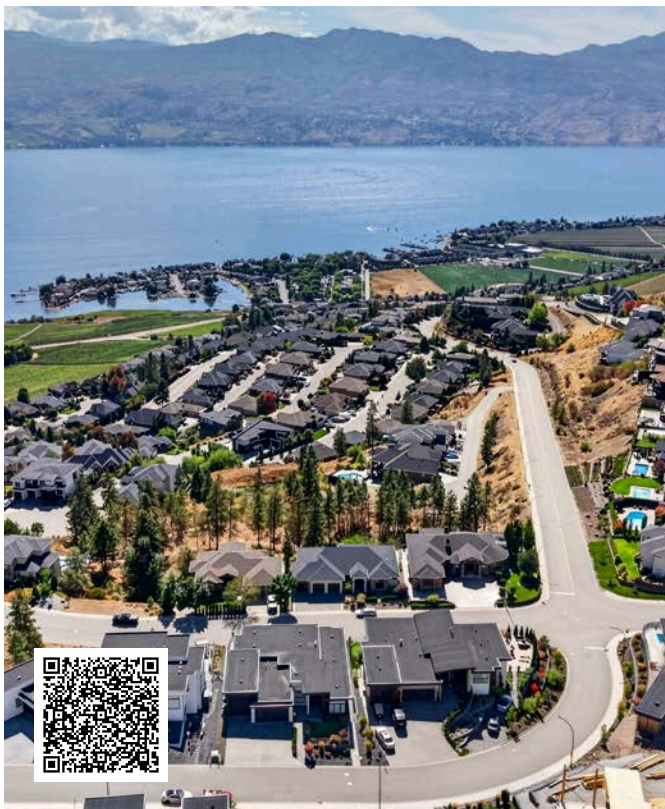
- 3-piece ensuite with 2 entries features travertine tile, a vanity with dark-stained soft-close maple cabinetry, a granite countertop and a dedicated Steam Suite steam shower
- 3-piece ensuite offers 2 entries and features travertine tile flooring, a vanity with dark-stained soft-close cabinetry, a granite countertop and a walk-in shower

Lower Level - Storage/Flex

- Generously sized temperature-controlled room offers exceptional flexibility for a home gym, wine room or substantial seasonal storage
- Dedicated EcoAir heating and cooling system supports comfortable year-round use
- Exterior side door provides convenient direct access to the pool deck

LOCATION



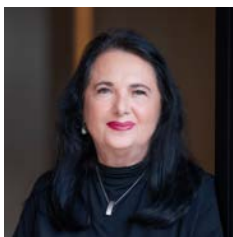


Elevated Okanagan Living Views, Privacy & Exceptional Outdoor Space

Designed to embrace its spectacular setting, this home captures sweeping lake, mountain and vineyard views from both levels. Generous living spaces, expansive outdoor entertaining areas and a resort-inspired pool create an exceptional Okanagan lifestyle, while the natural green space beyond provides a wonderful sense of privacy and openness.

— Jane Hoffman

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