

ROCA VIVA

- ON VIOGNIER -



Fifteen Fifty-Four

VIOGNIER DRIVE

NYROSE
AND ASSOCIATES
KELOWNAREALESTATEPROS.COM

OUR LEGACY IS NOW YOURS

This is Roca Viva - a custom-built, luxury 4300+ sq ft new-build home set at 1554 Viognier Drive. Professionally designed by Form Collective, Mullins Design and Bansal & Associates, this home is high on style and luxury. The masterful blend of indoor & outdoor living spaces take full advantage of the signature views.



ROCA VIVA

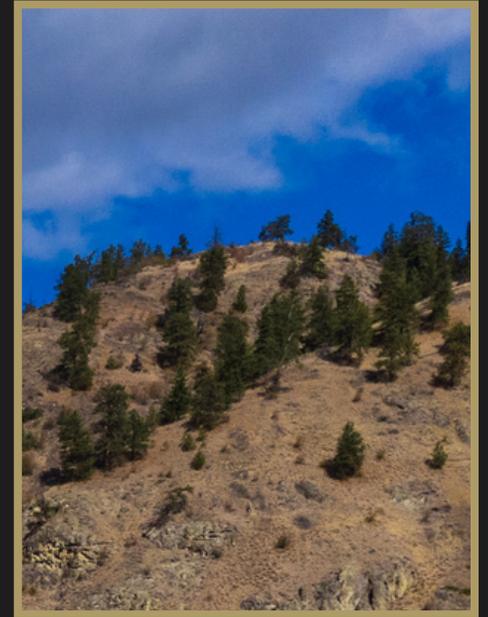
- ON VIOGNIER -

A LEGACY WRITTEN IN STONE



THE INSPIRATION BEHIND THE NAME

ROCA VIVA - A LEGACY WRITTEN IN STONE. Inspired by the backdrop of Mount Boucherie, West Kelowna's once-volcano and showpiece mountain icon, lies Roca Viva (the Living Rock). Set atop a mountain, with spectacular views of Okanagan Lake, this stunning, high-end custom home is designed and built with the passion and true essence of the developer - Karn Kalkat. It is a showcase piece. A work of art and heart. A place to not only live, but to build a foundation of family and lifestyle, built on the pillars of quality, beauty, and vision. The design and layout of the home have been well-thought-out to emphasize comfortable and spacious living. The exterior will be composed with elements of stone, wood and glass, presenting a modern and classic pairing that is reflective of the landscape surrounding Mount Boucherie. The interior features and finishes have been carefully selected to further elevate class and sophistication. It's more than just a home. It's a legacy. And it can be yours.



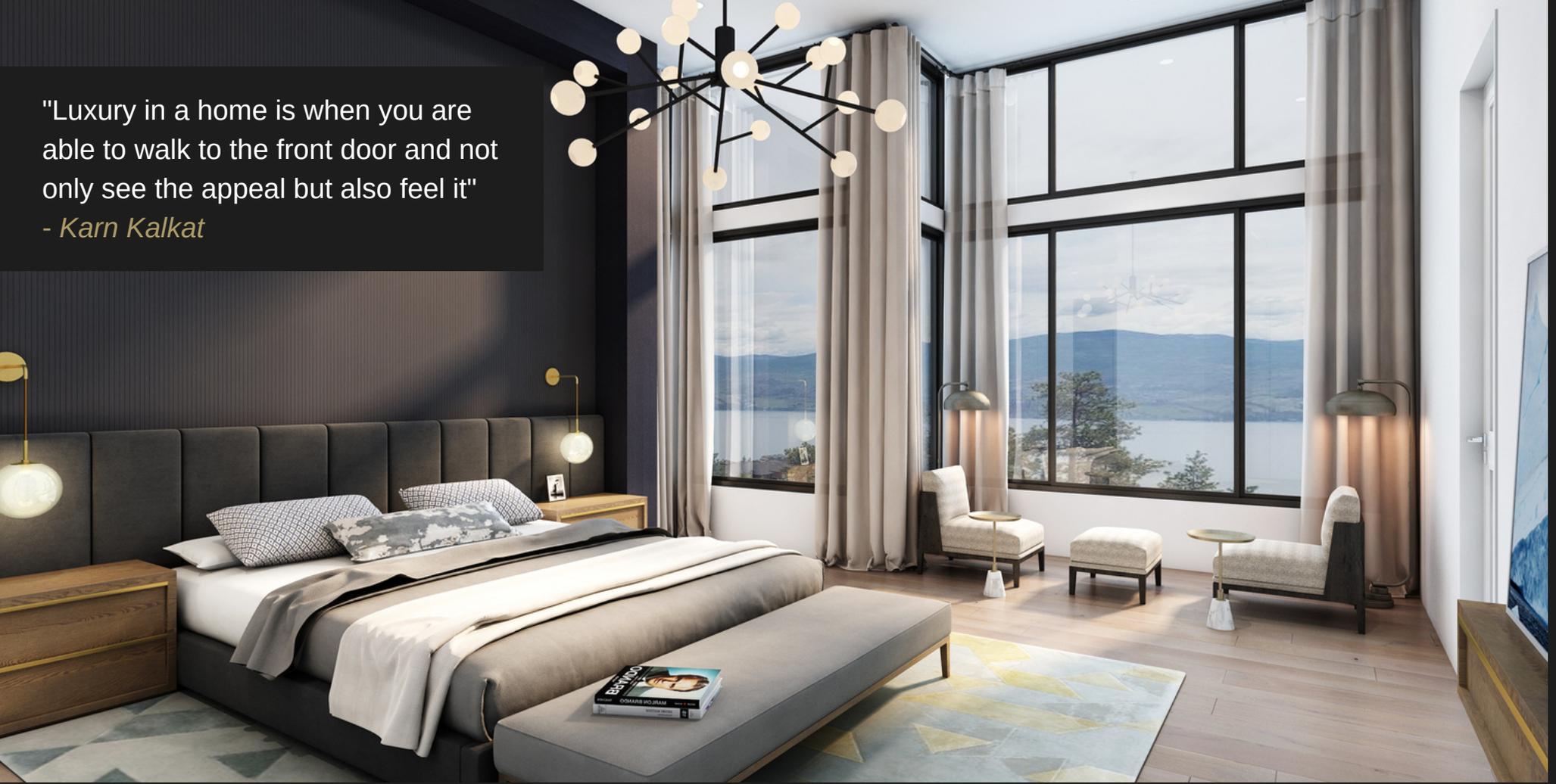
MEET THE DEVELOPER

Karn Kalkat has been around the Real Estate and construction industry his whole life, with over 10 years of experience selling Real Estate in the Fraser Valley and Greater Vancouver area. After viewing thousands of homes with clients, he found a desire to create the best of what he's seen into new homes. With his family, he has now developed 5 custom homes. Together with his wife Anita, Roca Viva is his passion project - a home that will come to life with high style, design and quality.

Inspired by the Okanagan, the spectacular views and natural landscape act as the inspiration, and the perfect backdrop, for what will be Karn Kalkat's masterpiece.

"Luxury in a home is when you are able to walk to the front door and not only see the appeal but also feel it"

- Karn Kalkat



ELEVATED FEATURES

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EXTERIOR

- Sleek modern designs with elements of stone, wood and glass
- Multiple outdoor living spaces include large upper deck and lower level patio
- Convenient stair access to pool from upper deck
- Outdoor built-in barbeque
- Outdoor gas fireplace
- 14x30 pool with custom steps and water features, and auto cover
- Triple car garage features 10' overhead doors, 12' ceiling and EV charger

INTERIOR

- Bright open living with high-ceilings and large floor-to-ceiling windows
- Fascia (Black) window frames inside and out
- Hardwood and tile flooring
- In-floor radiant heating throughout
- Signature gas fireplace in main living room
- Personal elevator
- Lower level bar and lounge
- Enclosed temperature controlled wine feature
- Master bedroom with spacious walk-in closet
- 6pc master en-suite with Kohler freestanding tub, glass shower with Kohler rain-head, dual sinks and skylight

KITCHEN

- Hardwood flooring
- Quartz countertops
- Custom flat-panel, soft-close cabinets
- Butlers pantry with fridge and dishwasher
- Sub-zero integrated fridge and freezer
- Wolf wall oven
- Wolf speed oven
- Wolf gas cooktop
- Integrated dishwasher
- Beverage center



LAKEVIEW HEIGHTS LIVING

The ultimate location for your Okanagan lifestyle. Nestled along the Westside Wine Trail, explore over 13 award-winning wineries and be minutes to Okanagan Lake, Two Eagles Golf Course, fine restaurants and shopping. Enjoy the fresh air as you hike Mount Boucherie right from your driveway.



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5-BEDROOM + DEN

5-BATHROOM

INDOOR

MAIN LEVEL 2,360 SQ.FT*

LOWER LEVEL 1,995 SQ.FT*

TOTAL 4,355 SQ.FT*

OUTDOOR

PATIO 1,645 SQ.FT*

DECK 420 SQ.FT*

The developer reserve the right to make modifications and changes to information contained herein. Sizes and layouts are approximate only and subject to change without notice. E.&O.E

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PROUDLY PRESENTED BY NYROSE & ASSOCIATES



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YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

LEARN MORE ↓

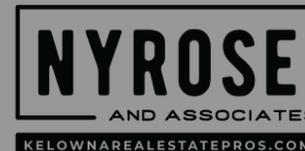


www.RocaViva.ca

* The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate. Renderings are artist's representation only.

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