

1173 PARKBLUFF LANE



FRENCH-VILLA-INSPIRED CUSTOM HOME

Panoramic lake & city views from this Tommie Award Winning custom home in the gated community of Highpointe. The view of Okanagan Lake and the city will draw you in; the impeccable gardens and landscaping will take your breath away; but it is the fine details, European-inspired flair, and inherent quality throughout that will capture your heart.





4 

4 

4755 sq. ft.*



THE HOME:

Custom built by Fawdry Homes, this walk-out rancher exudes luxury, lifestyle, and French-inspired love. Escape to your villa, on top of the world, but minutes to the best of Kelowna.

QUICK FACTS:

- Year Built: 2009
- 4 Bedrooms
- 4 Bathrooms
- Panoramic lake & city views
- Main level primary suite with spacious walk-in closet and spa-like ensuite
- Entertainer's dream - on both levels!
- Chef's kitchen with high-end appliances and lots of pantry space
- Impeccable landscaping and gardens
- Pool & hot tub

THE NEIGHBOURHOOD:

Highpointe is Kelowna's top-of-the-world luxury, gated community. Bordered by parkland with private access to Knox Mountain, privacy and peace abound and yet, you're minutes from downtown Kelowna. Homes here offer an escape, with spectacular views of Okanagan Lake and the city lights below. The Ultimate Kelowna luxury lifestyle.



ELEVATED FEATURES:

- Built in 2009
- Outstanding views of Okanagan Lake and the city skyline
- 4755* square feet interior living space
- Built by Fawdry Homes
- Tommie-Award Winning
- Oversized 2-car garage with custom shelving
- In-ground saltwater pool
- Sunken hot tub
- Multiple, covered outdoor entertaining areas
- Custom rock work inside and out
- Knotty alder front door
- Privacy & security
- Gated community
- Brand new security system



INTERIOR

- Custom lighting throughout
- Carolyn Walsh custom kitchen with high-end appliances including a sub zero integrated refrigerator
- Custom tile backsplash
- Oversized island
- Cook's library makes the perfect office off the kitchen
- Coffee bar
- Living room with custom built-in shelving and stylish tray ceiling
- Custom rock wall with 2-way fireplace is a focal point of both the dining and living rooms
- Crown moulding
- Arched entrances to main living areas
- 2 additional fireplaces
- Spacious & custom walk in closet in Primary suite
- Ensuite with two sinks, freestanding clawfoot tub and luxurious shower with multiple shower heads
- Winery-inspired refrigerated wine room
- Entertainer's paradise downstairs with full bar
- Billiards/games room
- Gym area
- Large laundry room
- Home audio with indoor/outdoor speakers

EXTERIOR

- Waterfall pond with fish
- Built-in umbrella on patio
- Automatic awning off balcony
- Garden with 2 peach trees, a plumb tree, blueberries etc.
- Fenced yard
- Putting green

Please Note: information is believed to be from reliable sources; buyers should satisfy themselves as to its accuracy. All measurements are approximate.

ENTERTAIN FAMILY & FRIENDS IN STYLE



THE OUTDOOR SPACES EXUDE KELOWNA LIFESTYLE



FALL IN LOVE WITH THE DETAILS

1173 Parkbluff Lane



YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

PROUDLY PRESENTED BY NYROSE & ASSOCIATES



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* The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate.



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