

ROCA VIVA

- ON VIOGNIER -



Fifteen Fifty-Four

VIOGNIER DRIVE

NYROSE
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KELOWNAREALESTATEPROS.COM



ROCA VIVA

- ON VIOGNIER -

1554 Viognier Drive

LAKEVIEW HEIGHTS, WEST KELOWNA

www.RocaViva.ca

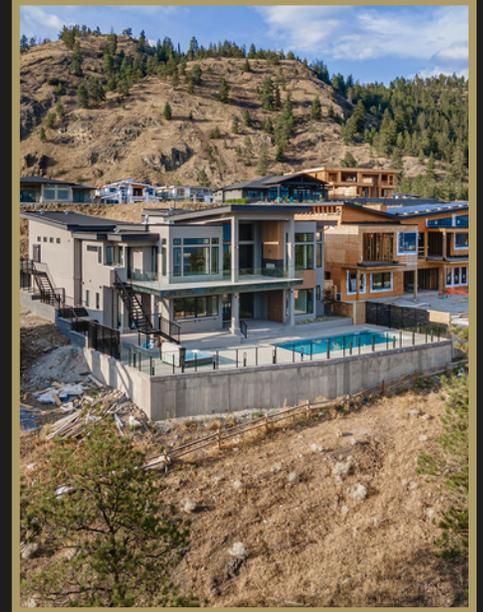
MOVE-IN READY

- 5 BEDROOMS
- 5 BATHROOMS
- 3-CAR GARAGE
- POOL & HOT TUB
- 4,355 SQ.FT*

The developer/builder reserves 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

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 brand new custom-built luxury 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 is 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. 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. 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. Together with his wife Anita, Roca Viva is his passion project - a home that is built 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 is 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
- 14x32 heated UV chlorinator pool with custom steps and auto-cover
- Cedar soffits throughout
- Frameless glass enclosed and ambient lit private pool deck
- Triple car garage features 10' overhead doors, 12' ceiling, gas heater and EV charger

INTERIOR

- Bright open living spaces with high-ceilings and large floor-to-ceiling windows
- Living room ceilings decorated with engineered clear vertical grain cedar
- Fascia (Black) window frames inside and out
- Hardwood and tile flooring
- In-floor radiant heating throughout
- Signature gas fireplace in the main living room
- Personal elevator to lower level
- Lower level bar and lounge
- "Smart Home" Features include Wireless control of Sound, Climate, Blinds, Lighting, Security and much more...

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

PRIMARY BEDROOM WITH LUXURY ENSUITE

- Primary bedroom on the main floor with spectacular lake views
- Luxurious spa-inspired 6-pc ensuite with Kohler freestanding tub, glass shower with Kohler rain-head, dual sinks and skylight
- Generously sized spacious walk-in closet

LAKEVIEW HEIGHTS LIVING

The ultimate location for the ultimate Okanagan lifestyle! Just minutes to Okanagan Lake, Lakeview Heights is known as one of West Kelowna's most prestigious neighbourhoods surrounded by breathtaking panoramic lake views and nearby beautiful beaches, parks, and hiking trails. Hike Mt. Boucherie right from your doorstep!

Nestled along the Westside Wine Trail, explore 13 award-winning wineries including Mission Hill Family Estate, Quail's Gate, Volcanic Hills, Beaumont Family Estate, Little Straw, Frind Estate, Grizzli, Ciao Bella, Mt. Boucherie, Rollingdale, Off the Grid, Indigenous, and Kalala Organic Estate.

Be surrounded by tranquil nature yet only a few minutes away to urban amenities. Just a short drive away to Downtown Kelowna, shops, highly rated restaurants, cafes, craft breweries, fitness/recreation and more.



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PROUDLY PRESENTED BY NYROSE & ASSOCIATES



DARCY NYROSE

Personal Real Estate Corporation

250-575-1946

darcy@kelownarealestatepros.com



ROB CHAPMAN

REALTOR®

250-300-3303

rob@kelownarealestatepros.com

YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

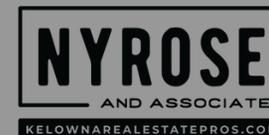
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* The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate. Renderings are artist's representation only.

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250-258-9888 | contact@kelownarealestatepros.com



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