

# *Liv* ON VIOGNIER





# 1550 Viognier Drive

Lakeview Heights, West Kelowna



# This is **LIVing.**

[www.LivOnViognier.com](http://www.LivOnViognier.com)



# *Liv* ON VIOGNIER

## Custom Built Luxury Home

- 5 Bedrooms + Den
- 6 Bathrooms
- Approx. 4939 Sq.Ft
- Pool & Covered Patio
- Solar Energy

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# This is LiVing!

Inspired by Okanagan living, Liv on Viognier embodies a luxury lifestyle that many dream of when envisioning their perfect home. Love where you live in a location surrounded by rolling hills, vibrant vineyards and spectacular lake views!

## **Discover Lakeview Heights - an Okanagan Paradise**

Make a splash in Okanagan Lake. Hike to the peak of Mt. Boucherie. Dine out with family and friends at highly rated restaurants. Sip world-class wines from award-winning wineries. Soak in the Okanagan sunshine from beautiful beaches. This is truly LiVing!

Lakeview Heights is known as a wine-lover's paradise, just minutes to some of the Okanagan's best wineries along the West Kelowna Wine Trail including Mission Hill Estate, Quail's Gate, Mount Boucherie, Volcanic Hills, Frind Estate and many more!

Just minutes to Okanagan Lake, take out your boat or favourite watercraft for a fun day on the lake with family or friends. For a slower pace, relax at one of the many local beaches and family-friendly parks including Pritchard Park, Kalamo Park, Casa Loma Beach and Gellatly Bay.

West Kelowna is known for some of the best local hiking trails including Mount Boucherie, Rose Valley, Carrot Mountain, Bear Creek and more.

Start LiVing at Liv on Viognier!

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# The Inspiration behind Liv

The name of the home - Liv on Viognier - is a play on the developer: Liv Custom Homes. Liv Custom Homes is a family-run business passionate about building beautiful new custom homes, turning your dream home into reality. With over 10 years of experience, Liv Custom Homes is easily one of the most trusted British Columbia homebuilders.

After primarily building homes in the Lower Mainland, an exciting opportunity arose to build a new luxury home in a highly sought-after Kelowna neighbourhood.

*"To us a luxury home starts in the area it is located. Next it would be the finishings of the home and all the extra options. This home will have it all. From the pool to the appliances, everything we chose is luxurious. We're especially glad that we went with the solar panels."*

## Building With Confidence

Liv Custom Homes has partnered with Palermo Homes to build Liv on Viognier. Palermo Homes is a leading premium home builder in the Lower Mainland and in the Okanagan, with over 10 years of experience and over 60 homes in their impressive portfolio. That commitment to providing uncompromising quality, craftsmanship and attention to detail is being built into Liv on Viognier.



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**5 Bedrooms + Den, 6 Bathrooms**  
**2 Car Garage**  
**4939 Sq.Ft\* Indoor Living**



Lower Level 2483 Sq.Ft\*



Main Level 2456 Sq.Ft\*



# Elevated Features

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## EXTERIOR

- Sleek, contemporary designs with elements of stone and stucco
- Double car garage with EV charger
- Energy efficient solar panels
- Pine soffits

## MAIN LIVING

- Open main living area with kitchen and dining featuring 14' vaulted ceilings and plenty of natural light
- Luxurious primary bedroom with large walk-in closet and ensuite
- Mudroom / laundry room leading to the garage
- Den perfect for a home office
- The latest smart home technology with audio zones
- 2 sliding doors that lead out to the deck area

## KITCHEN

- Quartz countertops
- Wine cellar
- Oversized island
- Fisher Paykel and Miele appliances
- Butlers pantry

## DOWNSTAIRS LIVING

- Smart home technology with audio zones
- Customizable theatre room with 5.1 surround sound
- Games room with wet bar
- Space for a gym
- Accordion door leading out to the pool
- 1-bedroom legal suite

## OUTDOOR LIVING

- In-ground pool with spectacular lake views
- BBQ kitchen on the pool deck / patio
- Deck access to a bathroom / changeroom with shower
- 20' x 14' covered patio

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# *Liv* ON VIOGNIER

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## DARCY NYROSE

Personal Real Estate Corporation.

250-575-1946

darcy@kelownarealestatepros.com



## DEREK NYROSE

REALTOR®

250-878-8817

derek@kelownarealestatepros.com

[www.LivOnViognier.com](http://www.LivOnViognier.com)

\* 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. E&OE.

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250-258-9888 | [contact@kelownarealestatepros.com](mailto:contact@kelownarealestatepros.com)



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