

Liv ON VIOGNIER



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RE/MAX
Kelowna

1550 Viognier Drive

Lakeview Heights, West Kelowna



This is **LIV**ing.

www.LivOnViognier.com

Liv ON VIOGNIER

Custom Built Luxury Home

- 5 Bedrooms + Den
- 6 Bathrooms
- Approx. 4939 Sq.Ft
- Pool and hot tub
- Solar Energy
- Fully Automated Smart Home
- Panoramic lake views

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Photo virtually staged to show possibilities.

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



Lower Level 2483 Sq.Ft*



MainLevel 2456 Sq.Ft*

Elevated Features

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
- Luxurious primary bedroom with large walk-in closet and ensuite
- Mudroom / laundry room leading to the garage
- Den perfect for a home office
- Access to the deck area through 2 sliding doors

ADVANCED SMART HOME TECHNOLOGY

- Google Pixel Tablet to easily control your lighting, music, cameras, locks, climate, scenes, and more anywhere in the home
- Brilliant Touch Panel Display
- Sonos Amp with 3 Zone Audio
- Leviton Smart Lighting Solution
- Yale Smart Door Locks with remote and voice control
- Ring Elite POE Doorbell viewable on all the touch panel displays
- Voice controlled WOLF appliances
- Smart Irrigation system with app and voice control

KITCHEN

- Gourmet kitchen equipped with Fisher Paykel Appliances and voice activated WOLF oven
- Quartz countertops
- Oversized island
- Wine cellar
- Oversized Double Door Fridge
- Butlers pantry

DOWNSTAIRS LIVING

- 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 heated pool with spectacular lake views
- 8 Person Jacuzzi Hot Tub
- BBQ kitchen on the pool deck / patio
- Deck access to a bathroom / changeroom with shower
- 20' x 14' covered patio
- Fire Table



This is LiVing.

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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.

"I embarked on the design and construction with a steadfast commitment to ensure the utmost in comfort and luxury as if it were my own home. From the moment you step inside, a seamless symphony of automation greets you, sets the scene while orchestrating the lights, sounds, climate and more. Technology and craftsmanship converge to create the perfect ambiance. And, thanks to the discrete integration of solar power, you can enjoy all these luxuries without the weight of hefty bills. Nestled amidst the prestigious Vineyard Estates, Live on Viognier exemplifies the fusion of comfort, luxury and innovation."

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.

This is LiVing.

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This is LIVING!

Inspired by Okanagan living, Liv on Viognier embodies a luxury lifestyle that many dream of. 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, Kalamoor 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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DARCY NYROSE

Personal Real Estate Corporation.

250-575-1946

darcy@kelownarealestatepros.com



DEREK NYROSE

REALTOR®

250-878-8817

derek@kelownarealestatepros.com

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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