

# 1523 CABERNET WAY

Rooted in Luxury...

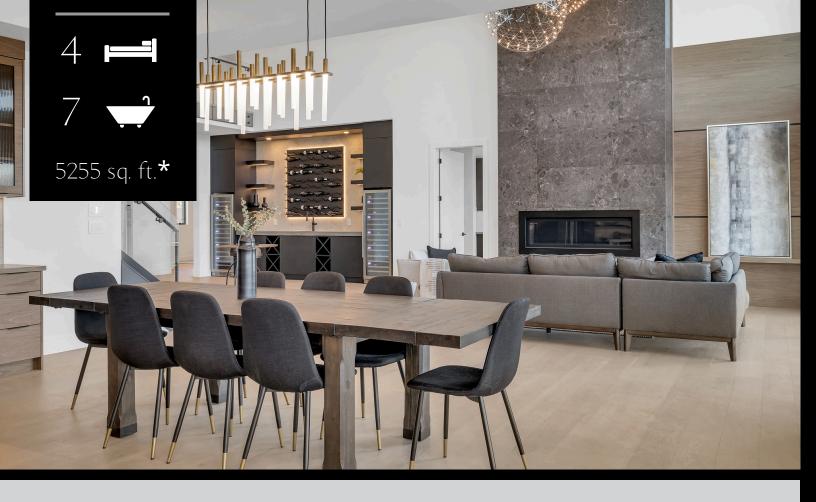












### THE HOME:

Custom-built luxury home by Willow Tree Homes. This 4-bed, 7-bath smart home was built for entertaining. Boasting 5255 sqft of interior living and 620 sqft of covered decks, it offers stunning lake & mountain views. The kitchen features two islands & high-end appliances, including a Fisher & Paykel integrated fridge & freezer, 6-burner Wolf range, a microwave drawer, built-in coffee maker, and 2 beverage centers. Sleek Dekton countertops & a beautiful tile backsplash add a luxurious feel. Entertaining extends into the great room, with a large bar space & custom wine wall. Upstairs, the primary bedroom features a sitting area and 2 balconies. The primary ensuite includes a soaker tub, glass panel double steam shower, and custom walk-in closet. Two additional bedrooms with ensuites & loft areas are found upstairs. Outside, the spacious pool area, linear gas fireplace, and built-in Napolean grill are perfect for Okanagan summers. An oversized 797 sqft garage ensures this home is the full package!

### THE NEIGHBOURHOOD:

Vineyard Estates is West Kelowna's most prestigious new community, set along side Mount Boucherie and amidst wine country. Boasting spectacular custom-built homes, stunning lake views and easy access to outdoor recreation, it's a top-choice for families, professionals and retirees. With a beautiful natural setting, but minutes to the amenities of Wes t Kelowna and Kelowna, it's easy to see why so many have decided to call this area home.



### **ELEVATED FEATURES:**

- Custom-built in 2023 by Willow Tree Homes
- 5255\* sq ft of living space
- 797\* sq ft triple car garage
- 620\* sq ft covered deck space
- · Quality construction with commercial trusses and no
- posts ensures a true-open floorplan with high visual
- appeal
- Remote controlled blinds in the main living areas and
- primary bedroom
- Neutron Light system with 12 zone surveillance camera
- 6 zone heating and cooling from 2 sources with both
- forced air and in-floor radiant heating the entire home our para
- All bedrooms on separate zones for heating & cooling
- High quality full casement Westeck windows
- Full Kohler package for plumbing fixtures
- Hide-a-hose central vacuum system



#### **OUTDOORS**

- Saltwater pool with water feature, spacious pool deck
- with lighting & pool washroom with shower
- Outdoor kitchen with sink, built-in Napolean grill bbq
- Barbara Jean collection stainless steel linear outdoor
- gas fireplace

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

#### **SMART HOME ENABLED**

- Run your home from your phone.
- This smart home system ensures peace of mind as you can have eyes & ears on your home at all times
- Neutron automated light system
- 12 zone surveillance camera
- Blinds
- Nest thermostat for heating & cooling
- Irrigation system
- System is all Google home enabled making it easy to control your home from your phone



#### **INTERIOR**

- Designer Kuzco LED lighting fixtures
- Stunning kitchen with two islands
- Dekton by Cosentino quartz countertops
- 48 inch Wolf gas range with six burners and
- infrared griddle. Double ovens, including one with
- convection heating and an infrared broiler
- Fisher& Paykel integrated refrigerator and freezer
- Fisher& Paykel integrated dishwasher
- · Fisher& Paykel built-in coffee maker
- Microwave drawer
- · Small beverage centre in island
- Full-size two-zone wine cooler in kitchen
- Additional full-size wine cooler and small beverage
- · centre in beverage bar at the front of home
- Built-in ice-maker in bar
- Upstairs primary room with wood paneled feature
- wall, access to upstairs deck and a private patio off
- · the ensuite
- Huge, stunning primary ensuite with soaker tub and
- glass panel double steam shower
- 2 additional upstairs bedrooms with ensuites
- Fantastic open loft areas upstairs, perfectly situated
- to showcase the stunning lake view
- Main laundry room upstairs with washer & dryer
- Spacious mud room off garage with laundry area
- · and additional washer & dryer
- Main floor office & designer powder room
- Main floor games room
  - Main floor lounge/entertaining area off great room









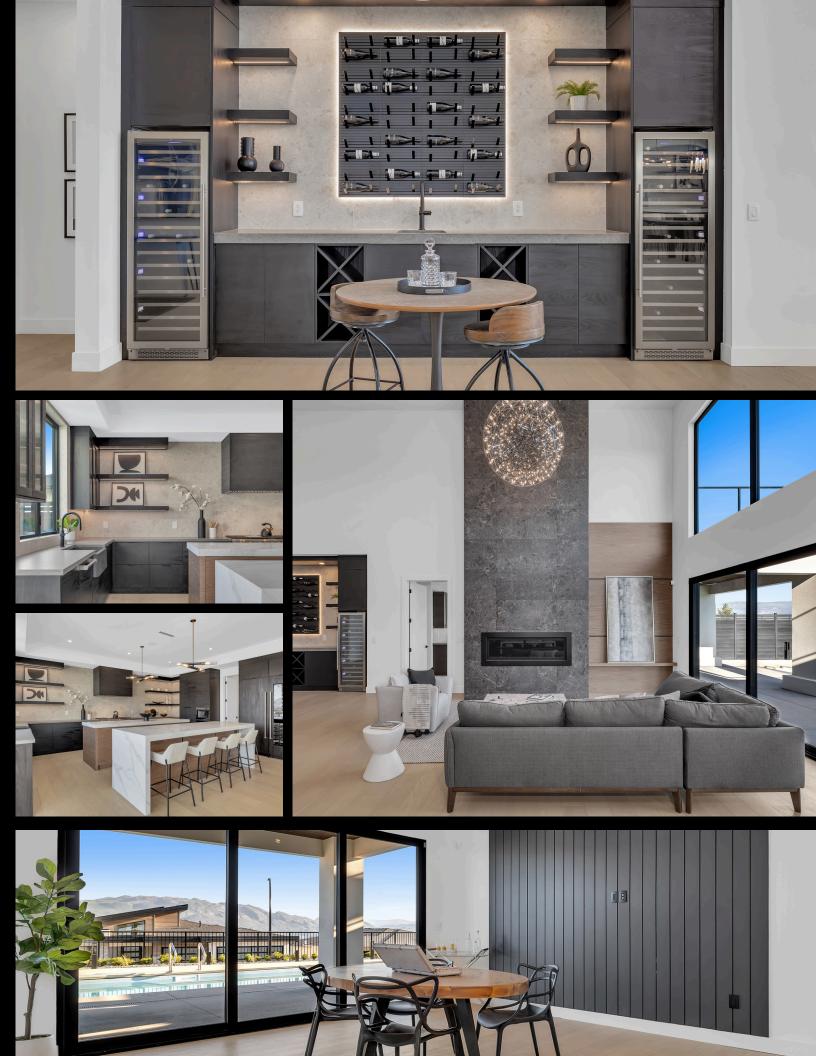


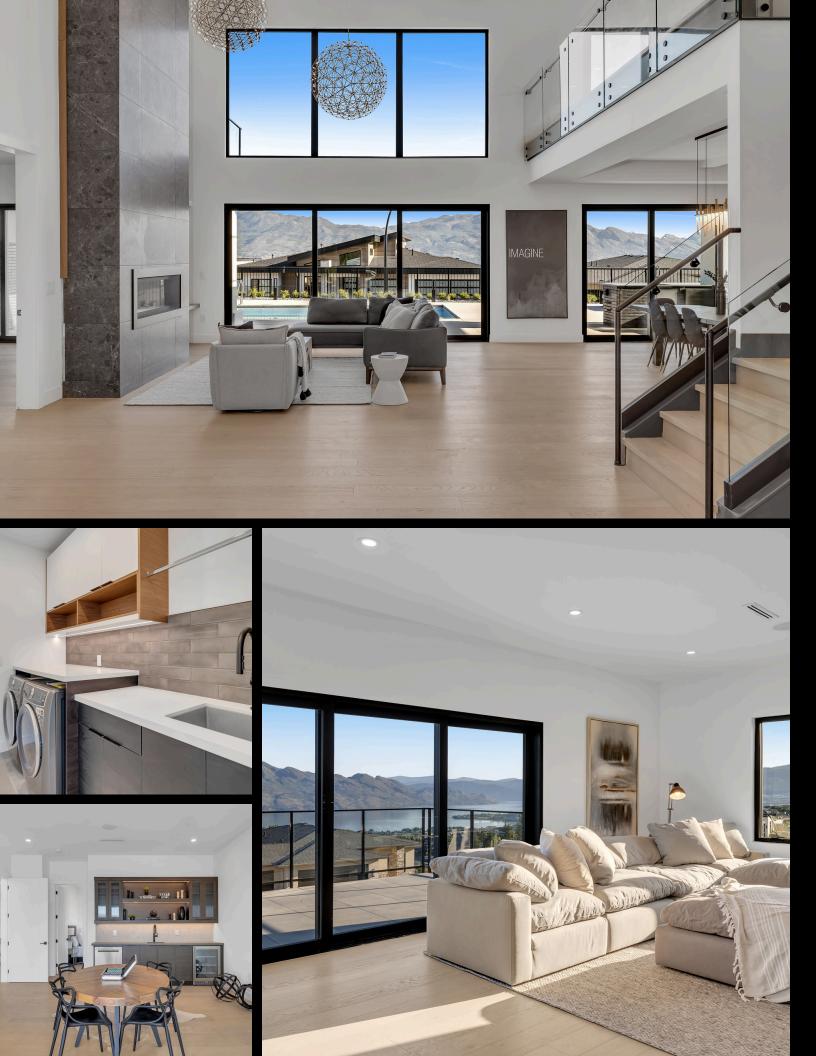
# **MAIN FLOOR**



# **UPPER LEVEL**







## STUNNING & SMART CUSTOM HOME

Executive, custom home with a floorplan and finishings designed for the Okanagan lifestyle and entertaining. Fully smart-home enabled means you can have full control from your phone, even when you're not at home.

