



[< Back](#)





1475 Pritchard Drive , West Kelowna, British Columbia V4T1X4

\$7,995,000

Listing ID: 10086622

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<b>Property Type</b>	<b>Building Type</b>	<b>Storeys</b>
Single Family	House	1
<b>Title</b>	<b>Land Size</b>	<b>Built In</b>
Freehold	5.3825 hecl/10 - 50 acres	1997
<b>Parking Type</b>		
Attached garage (3)		

[Show measurements in](#) Metric

## Description

To reside on this property is a dream realized! 13.2 level acres on Okanagan Lake offers 284 ft. of pristine beachfront, boat dock, deluxe 3 bedroom guest house, grand entertainment sized lakeside patio complete with salt water pool and hot tub, timbered arbor, pergolas define outdoor living spaces. Architecturally designed custom home set privately on manicured grounds with gate private entry. Farm status for the balance of the land with lease in place. A grand waterfront estate set in the heart of wine country!

## Details

<b>Appliances Included</b>	<b>Parking Type</b>	<b>Pool Type</b>
Dryer - Electric, Refrigerator, Gas stove(s), Dishwasher, Microwave, Hot Tub, Central Vacuum	Attached garage (3)	Outdoor pool, Pool
<b>Structures</b>	<b>Total Parking Spaces</b>	<b>View</b>
Patio(s), Workshop	3	Lake view, Mountain view, City view
<b>Waterfront</b>		
Waterfront on lake		

## Building

<b>Architecture Style</b> Ranch	<b>Basement Type</b> Crawl space (Unknown)	<b>Bathrooms (Partial)</b> 2
<b>Bathrooms (Total)</b> 6	<b>Cooling</b> Central air conditioning	<b>Exterior Finish</b> Stucco
<b>Fireplace Fuel</b> Gas	<b>Fireplace Type</b> Conventional	<b>Floor Space</b> 418.4351 m2
<b>Flooring</b> Tile	<b>Foundation Type</b> Concrete	<b>Heating Fuel</b> Natural gas
<b>Heating Type</b> Forced air	<b>Roof Style</b> Conventional	<b>Roofing Material</b> Tile
<b>Utility Sewer</b> Municipal sewage system	<b>Water</b> Irrigation District	

## Rooms

Level	Type	Dimensions
Second level	Bedroom	5.2578 m x 4.0386 m
	Bedroom	5.207 m x 3.6068 m
Main level	Full bathroom	2.413 m x 2.6162 m
	Master bedroom	6.3246 m x 6.3754 m
	Kitchen	9.4488 m x 5.3594 m
	Full bathroom	2.54 m x 1.6764 m
	Living room	6.477 m x 6.2992 m
	2pc Bathroom	2.7178 m x 1.5748 m
	Full ensuite bathroom	4.5466 m x 4.5466 m
	2pc Bathroom	2.413 m x 1.524 m
	Dining room	4.7752 m x 4.1656 m
	Family room	7.3406 m x 4.7244 m
	Den	6.1468 m x 5.1054 m
	Foyer	5.2578 m x 2.7178 m
	Bedroom	5.2832 m x 3.8354 m
	Bedroom	3.4036 m x 5.08 m
	Living room	4.9276 m x 7.0358 m
	Kitchen	2.9464 m x 2.6924 m
	Full bathroom	2.1082 m x 2.0066 m
	Laundry room	4.1656 m x 2.8448 m

## Land

<b>Landscape Features</b> Underground sprinkler
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## Walk Score®

**Walk Score®:**  
Car-Dependent

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Data provided by : [Okanagan-Mainline Real Estate Board](#)

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