



# 1260 Timothy Place Kelowna British Columbia

\$1,999,900

This custom San Marc-built home offers second to none spectacular, unobstructed views of Okanagan Lake and valley from throughout the main floor. Thoughtfully designed for luxury and privacy, it features high-end finishes, premium fixtures, and a chef's kitchen with top-quality appliances. Enjoy an expansive pool deck with covered and open areas, a cascading water feature, and linear granite fire pit—all set against panoramic lake views. The main level includes a spacious primary suite with private patio access and two additional bedrooms. A professionally designed media room with surround sound and a 108" projection screen offers a true theatre experience. Downstairs features a custom wine cellar with an adjacent prep area. Over \$200,000 in recent upgrades and extras: new eaves troughs, pool liner, heater, pump, salt cell, programmable drapes, irrigation, fireplaces, integrated audio system, central A/C, central vac, industrial cooler, outdoor furniture for 24 (also included in sale), custom golf cart with plow, security system, and a beautifully landscaped garden with raised beds and fountains. A rare opportunity to own a turnkey lakeview estate in one of the Okanagan's most desirable settings. (id:6769)

Wine Cellar 7'10" x 12'

Utility room 9'7" x 6'4"

Kitchen 10'10" x 8'4"

1pc Bathroom 3'6" x 2'7"

Other 9'11" x 11'9"

Recreation room 13'8" x 12'1"

Primary Bedroom 13'10" x 26'

Office 8'8" x 9'6"

Living room 18'10" x 16'10"

Laundry room 9'4" x 9'6"

Kitchen 15'4" x 20'9"

Foyer 9' x 10'3"

Dining room 13'10" x 14'11"

Bedroom 13'3" x 12'1"

Bedroom 15'7" x 12'

5pc Ensuite bath 9'11" x 10'10"

4pc Bathroom 9'6" x 4'11"

2pc Bathroom 5'2" x 4'8"

Listing Presented By:



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Chamberlain Property Group

<http://darcyelder.com/>



Royal

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