



# 1173 Parkbluff Lane Kelowna British Columbia

\$3,399,900

Welcome to 1173 Parkbluff Lane! Panoramic, unobstructed views of Okanagan Lake and Kelowna's sparkling skyline define this exceptional 4,711 sq. ft. Tommie Award-winning custom residence in the prestigious gated community of Highpointe on Knox Mountain. From breathtaking sunset vistas and evening city lights with a front-row seat to Kelowna's fireworks, this home delivers an unforgettable lifestyle. Built with timeless European-inspired character the 4-bedroom, 4-bathroom walkout rancher masterfully blends warmth, superior craftsmanship and everyday livability. Expansive windows frame the views throughout the main living spaces, complemented by natural stone accents, a striking two-sided fireplace, white oak hardwood floors and refined millwork. The highlight is the Carolyn Walsh-designed kitchen featuring premium appliances and an integrated Sub-Zero refrigerator - perfect for both grand entertaining and daily living. The walkout lower level offers exceptional flexibility with its own separate exterior entrance, additional bedroom & bathrooms, a spacious recreation area with stone fireplace and custom built-ins, plus a wet bar with refrigerator, dishwasher, microwave, and keg tap -- ideal for hosting or a private guest retreat. Outdoors, the property becomes a private resort with award-winning landscaping, a tranquil two-tiered waterfall into a fish pond, saltwater pool, sunken hot tub, multiple covered seating areas, putting green and mature gardens with peach and plum trees plus a blueberry patch. Additional features include geothermal heating & cooling, heated garage, EV charging and a separate storage shed. Nestled among Kelowna's finest homes yet minutes to downtown, this rare offering combines spectacular views, complete privacy and an exceptional Okanagan lifestyle. (id:6769)

|                            |                               |
|----------------------------|-------------------------------|
| Family room 17'5" x 18'8"  | Full bathroom 9'10" x 8'1"    |
| Bedroom 12'11" x 13'3"     | Games room 22'11" x 13'5"     |
| Bedroom 18'7" x 12'10"     | 2pc Bathroom 7'10" x 7'6"     |
| Other 8'0" x 10'0"         | Den 6'0" x 8'10"              |
| Full bathroom 7'8" x 13'6" | Living room 17'8" x 15'11"    |
| Other 10'0" x 12'0"        | Spa/Ensuite bath 6'0" x 11'6" |
| Other 10'0" x 7'6"         | Primary Bedroom 22'1" x 14'0" |

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Wine Cellar 8'10" x 8'10"

Bedroom 18'0" x 10'11"

Storage 10'10" x 10'8"

Laundry room 12'10" x 12'10"

Kitchen 9'9" x 17'11"