



## 5454 Kingsview Road Vernon British Columbia

\$2,500,000

This Frank Lloyd Wright-inspired home blends Feng Shui design with luxury and functionality on 5.17 private acres, offering stunning views of Okanagan Lake, the valley, and surrounding mountains. With over 5,000 sq ft across two levels, this 4-bedroom (2 up, 2 down), 4.5-bath home showcases Brazilian cherrywood floors, a dramatic 2-storey illuminated water feature, geothermal heated/cooled floors, and zone-controlled surround sound. The chef's kitchen features 6 high-end stainless steel appliances, concrete countertops, and a pantry, with access to a large balcony with composite decking. Most of the upper windows have built-in remote-controlled blinds and many of the doors have phantom screens. The open-concept living area centers around a gas fireplace with a custom travertine surround. The expansive primary suite includes a private deck, large walk-in closet, and a spa-like 6-piece ensuite. The walk-out lower level offers heated concrete floors, a meditation room, art studio, gym, wine cellar, summer kitchen, and wood/gas fireplace. Outdoor highlights include an in-ground pool, hot tub, outdoor shower, and custom rock staircases. The 3-car garage is wired for EV charging, has a generator backup for the house, a heated closet, and underneath is a large workshop. Additional property features include a sani-dump, private well with 21 gpm pump, 1,500-gallon cistern, and a torch-on roof with a floodable fire sprinkler system. (id:6769)

Workshop 27'2" x 15'2"

Utility room 13'0" x 20'7"

Hobby room 12'10" x 17'8"

Other 6'6" x 12'5"

Storage 15'7" x 14'6"

Storage 7'1" x 13'1"

Other 9'6" x 13'1"

Recreation room 30'10" x 31'9"

Bedroom 12'4" x 12'4"

Bedroom 11'1" x 13'1"

Gym 10'4" x 12'2"

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

3pc Bathroom 14'8" x 16'4"

Workshop 25'7" x 47'5"

Foyer 7'6" x 9'9"

Living room 21'3" x 13'10"

Kitchen 18'3" x 17'7"

Dining room 21'3" x 13'10"

Other 10'6" x 8'8"

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Listing Presented By:



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Oakwyn Realty Okanagan

<http://www.kimheizmann.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com