

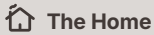
QUINCY VRECKO

& ASSOCIATES



 **REMAX**
Kelowna
AN INDEPENDENT MEMBER BROKER

ELEVATED ESTATE



Some homes are defined by their size. Others are defined by how they make you feel.

Welcome to Vineyard Estates, one of West Kelowna's most sought-after luxury communities where this 2024-built residence offers a rare opportunity to secure modern living at a price point seldom seen in this neighbourhood. Surrounded by estate homes ranging from \$2.5M to \$4M+, this property delivers exceptional value without compromising on design, lifestyle, or location. Thoughtfully crafted with 4 bedrooms and 5 bathrooms, the home showcases clean architectural lines, refined finishes, and a functional layout designed for contemporary living. The grade-level entry provides an efficient and seamless flow, ideal for both everyday living and entertaining.



The open-concept main living space extends to a private outdoor setting anchored by a high-end built-in barbecue and entertaining area, seamlessly framing the pool and hot tub, creating a cohesive space for outdoor living and gathering. A separate vantage point captures lake views, offering a second, distinct outdoor experience rarely found at this price point in Vineyard Estates.



A fully self-contained legal suite adds versatility for extended family, guests, or a private nanny space. Set on a low-maintenance lot and located just minutes from award-winning wineries, golf courses, and lake access, this home represents a unique entry into Vineyard Estates offering the lifestyle, views, and prestige typically reserved for significantly higher price points.



PROPERTY DETAILS

- COMMUNITY: VINEYARD ESTATES
- 3,776 SQUARE FEET
- 4 BEDROOMS / 5 BATHROOMS
- PRIVATE OFFICE
- 8,276 SQ. FT. LOT
- 2025 MODERN CONSTRUCTION
- LEGAL 1-BEDROOM SUITE
- SALTWATER POOL + HOT TUB
- ZERO SCAPE LANDSCAPING



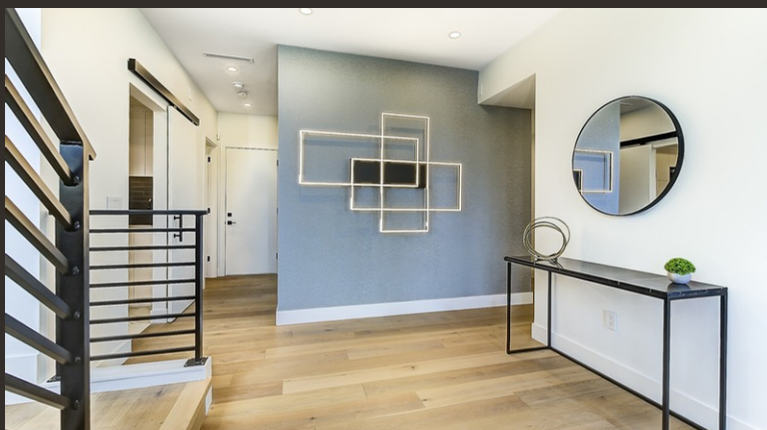
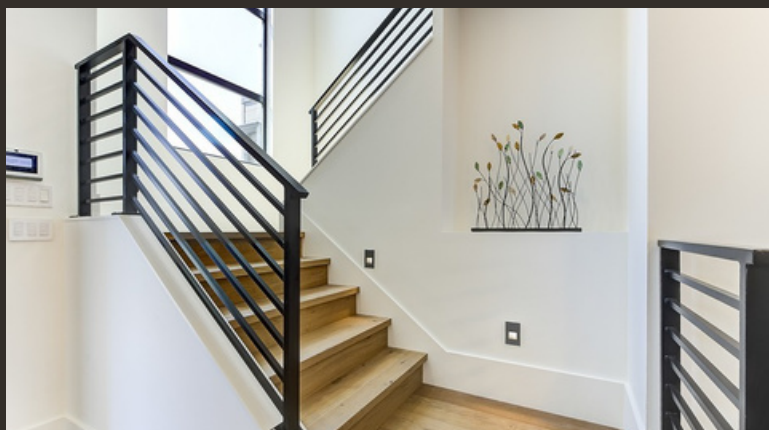
FEATURES:

- INDOOR-OUTDOOR LIVING
- ENTERTAINER'S LAYOUT
- COFFEE BAR + WINE FRIDGE
- THEATRE-READY FAMILY ROOM
- PRIVATE UPPER DECK
- LUXURY FINISHES THROUGHOUT
- QUICK POSSESSION AVAILABLE





MAIN LIVING AREA



LOWER LIVING AREA



1 BEDROOM SUITE



OUTSIDE ENTERTAINMENT

Floor Plans



The Neighbourhood Of Vineyard Estates

- Located in a sought-after Neighbourhood
- Surrounded by luxury homes and vineyards
- Convenient access to hike the Mount Bouchiere trails
- Near award winning restaurants, patios and wineries
- Ideal blend of privacy, luxury, and everyday amenities



Schools

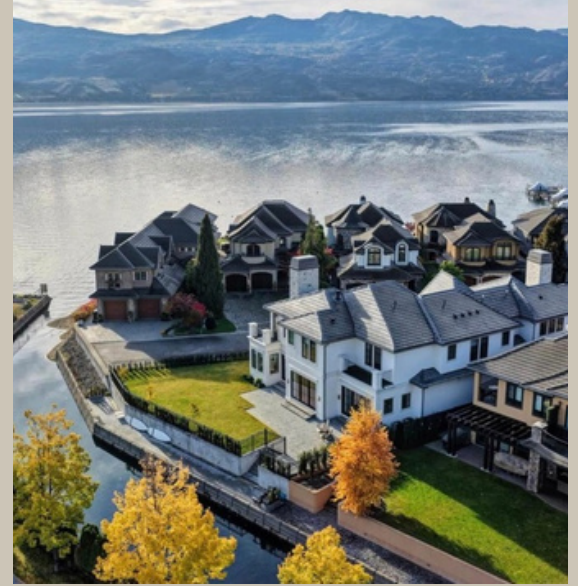
- Hudson Road Elementary
- Cheift Tomak Elementary
- Constable neil Bruce Middle School
- Mount Boucherie Secondary School



Vineyard Estates in Lakeview Heights

Lakeview Heights is widely regarded as one of West Kelowna's most desirable communities, known for its elevated lake views, established luxury neighbourhoods, award-winning wineries, and relaxed Okanagan lifestyle. Positioned just minutes from downtown Kelowna via the William R. Bennett Bridge, the area offers a unique blend of privacy, convenience, and resort-style living. Residents enjoy close proximity to beaches, golf courses, hiking trails, yacht clubs, and some of the Okanagan's most recognized wineries, making it one of the region's premier lifestyle destinations. Within Lakeview Heights, Vineyard Estates stands out as one of the area's most exclusive enclaves, characterized by modern luxury homes, architectural design, and panoramic lake and valley surroundings. The neighbourhood is known for its quiet streets, elevated positioning, and estate-style properties, many of which range well above the \$2.5M to \$4M price point. Vineyard Estates has become increasingly sought after among professionals, entrepreneurs, relocating buyers, and those seeking a refined Okanagan lifestyle without sacrificing proximity to Kelowna's urban amenities.

What makes Vineyard Estates particularly compelling is the balance it offers between luxury living and everyday functionality. Homes in the community are often designed around indoor-outdoor living, entertaining, and maximizing the natural surroundings, while still being located close to schools, restaurants, wineries, and recreation. As demand for newer construction and lifestyle-driven properties continues to grow in the Okanagan, Vineyard Estates remains one of the most aspirational and tightly held neighbourhoods in West Kelowna.



LIFESTYLE

PRESTIGIOUS VINEYARD ESTATES

- SCENIC LAKE VIEWS
- AWARD-WINNING WINERIES NEARBY
- OUTDOOR OKANAGAN LIFESTYLE
- LUXURY FAMILY LIVING

A Smarter Way Into Vineyard Estates



3342 Vineyard View Drive, West Kelowna, British Columbia V4T 3B4

MLS® #: [10384625](#) Status: **Active** Title1/Title2: **Freehold, Fee Simple**
PropType: **Residential** Sub Type: **Single Family - Detached**
Mjr/Minor Ar: **Central Okanagan/LH - Lakeview Heights**
Recent: **05/14/2026 : New Listing**

List: **\$1,795,000.00**
Orig List: **\$1,795,000.00**
DOM:



General Information

Style: **Grade Level Entry**

Parcel ID: [029-372-810](#)

Yr Built: **2025**
Yr Rnvtd:
Yr Blt Src: **Builder**
Recreational: **No**

Bedrooms: **4** Bathrooms: **5**
BR Primary: **3** BA Primary: **5**
BR Suite: **1** BA Suite: **0**
BR Det Dwell: **0** BA Det Dwell: **0**
BR Property: **4** BA Property: **5**
Levels: **2** Shop/Den: **No/No**
Subdivision: **Vineyard Estates**

Floor Area

Total Fin SqFt: **3,776**
Main/First Fin SqFt: **1,727**
Second Level Fin SqFt: **2,049**
Above Grade Fin SqFt: **3,776**
Below Grade Fin SqFt: **0**
Area Source: **360 Virtual Scan**

Lot Information

Lot #: Lot SqFt: **8,276**
Lot Acres: **0.19**
Water Access: W x L: **74.99 x 117.38**
Fencing: **Chain Link**
View: **Lake, Mountain(s), Valley, View, Water**

Interior Features

Fireplace: **Yes** Fireplaces Tot: **2** Wood Stove: **No** Fireplace Feat: **Electric , Gas**
Accessibility Eq: **No** Suites: **Yes** Suites Legal: **Yes** Suites Potentl: **Yes**
Window Feat: **Blinds** Basement:
Interior: **Double Vanity, High Ceilings, Hot Tub, Kitchen Island, Pantry** Flooring: **Hardwood**
Appliances: **Built-in Oven, Dishwasher, Home Theater, Microwave, Refrigerator, Washer/Dryer Stacked, Wine Cooler**
Security Feat: **Carbon Monoxide Detector(s), Secured Garage/Parking, Security System, Smoke Detector(s)**

Rooms

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Bathroom - Full 3 PCE	L1	4' 11" x 8' 7"	Office	L1	10' 9" x 11' 10"	Foyer	L1	8' 4" x 9' 4"
Garage	L1	19' 9" x 24' 11"	Laundry	L1	6' 2" x 9' 4"	Media Room Theatre	L1	17' 0" x 22' 0"
Utility Room	L1	5' 6" x 8' 11"	Bathroom - Full 4 PCE	L1	5' 0" x 12' 11"	Primary Bedroom - Suite	L1	11' 5" x 12' 11"
Dining Room - Suite	L1	6' 2" x 8' 7"	Kitchen - Suite	L1	5' 2" x 17' 6"	Living Room - Suite	L1	8' 1" x 13' 6"
Bathroom - Half 2 PCE	L2	7' 1" x 4' 11"	Bathroom - Full 4 PCE	L2	5' 6" x 13' 5"	Ensuite - Full 5 PCE	L2	11' 10" x 13' 10"
Bedroom	L2	11' 11" x 13' 5"	Bedroom	L2	13' 1" x 13' 5"	Dining Room	L2	13' 3" x 22' 9"
Kitchen	L2	17' 5" x 13' 8"	Living Room	L2	16' 2" x 19' 0"	Primary Bedroom	L2	19' 4" x 12' 3"
W/I Closet	L2	9' 2" x 8' 6"						

Exterior Features

Construction: **Frame - Wood** Foundation: **Concrete** Waterfront:
Roof: **Shingle** Prop Attached:
Water Qty GPM: Storm Drainage: Patio/Porch Feat: **Covered Deck, Patio,**
Ext. Construct: **Stucco**
Other Struct: **Shed(s)**
Exterior Feat: **Balcony, Hot Tub, Private Yard, Two Balconies, Underground Sprinkler**
Lot Features: **Close to Recreation, Close to Shopping, Family Oriented, Landscaped, Near Golf Course, Paved Roads, Views**
Pool Features: **Heated, In Ground, Outdoor Pool, Pool, Salt Water**

Parking Features

Ttl Prkng Spcs: **7** Prkng Cov: **2** Prkng Uncov: **4** Secrd Prk Spcs: RV Prkng Spc: **1** Carport: **No**
Parking Desc: **Garage - Attached** Garage: **Yes/2** Gar Dim: **"24'11 x "19'9"**

Public Remarks

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Restrictions

Age Restrict: **No** Restrictions Desc:

Legal/Tax

Tax Year: **2025** Taxes: **\$4,882.00** Tax Assd Val: Indigenous Lnd: **No**
Tax Assmnt St: **Assessed** Imprvmnts: Agricultural Rsv: Zoning Code: **R1**
Redesign Rezo: Spcf Imprv Ar: **No** Survey Cert Avail: **Yes** Levies:
of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rgts:
Occupant Type: **Vacant** Addtnl Parc IDs: Irrig Wtr Acres:
Legal Desc: **LOT 37 DISTRICT LOT 2045 OSOYOOS DIVISION YALE DISTRICT PLAN EPP42072**

The above information is from sources deemed reliable, but it should not be relied upon without independent verification