

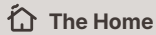
QUINCY VRECKO

& ASSOCIATES



 **REMAX**
Kelowna
AN INDEPENDENT MEMBER BROKER

ELEVATED OKANAGAN



Set above Okanagan Lake, 1534 Gregory Road is a home defined by its views, its space, and the possibilities that come with both.

Welcome to Lakeview Heights, where this custom-built residence captures sweeping views of Okanagan Lake, the mountains and valley from an exceptional 0.36-acre setting. Offering 3,868 sq. ft. of living space with 5 bedrooms and 5 bathrooms, the home was designed to embrace the Okanagan lifestyle with expansive windows, bright open living spaces and a natural connection between indoors and out. At the heart of the main level, a spacious kitchen with high-end finishes and appliances flows into the living and dining areas, all framed by the remarkable lake view beyond.



Upstairs, the primary retreat offers a private escape complete with a 5-piece ensuite, while an additional bedroom and bathroom complete the level. Throughout the home, generous proportions and thoughtful spaces create flexibility for everyday living, entertaining and hosting family and guests, while the surrounding lake, mountain and valley views remain an ever-present backdrop



The lower level adds another dimension with a never-used legal 2-bedroom suite featuring its own entrance, full kitchen and lake views. Outside, RV parking and a substantial side portion of the property provide even more opportunity to create a garden, outdoor entertaining area or recreation space tailored to your lifestyle. Just minutes from wineries, golf, Okanagan Lake and everyday amenities, 1534 Gregory Road brings together the views, space and versatility to create something distinctly your own.

PROPERTY DETAILS

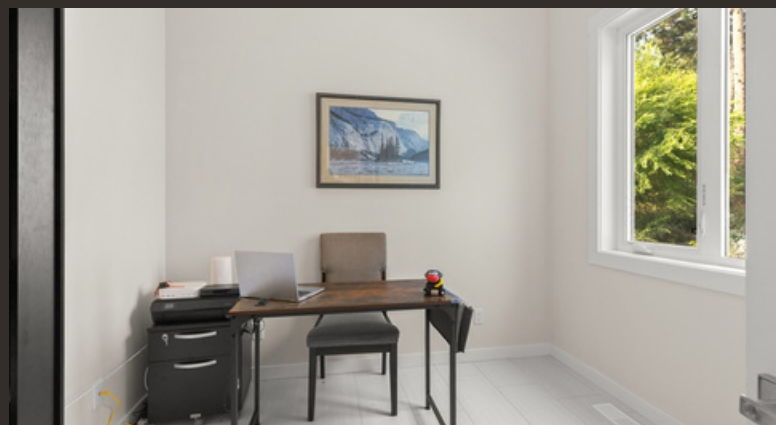
- LAKEVIEW HEIGHTS
- 3,868 SQUARE FEET
- 5 BEDROOMS / 5 BATHROOMS
- 0.36-ACRE LOT
- CUSTOM-BUILT HOME
- LEGAL 2-BEDROOM SUITE
- RV PARKING
- 2-CAR GARAGE
- SWEEPING LAKE, MOUNTAIN + VALLEY VIEWS



FEATURES:

- EXPANSIVE WINDOWS
- INDOOR-OUTDOOR LIVING
- SPACIOUS KITCHEN
- HIGH-END FINISHES + APPLIANCES
- 5-PIECE PRIMARY ENSUITE
- SEPARATE SUITE ENTRANCE
- LARGE SIDE YARD
- MINUTES TO WINERIES, GOLF + OKANAGAN LAKE

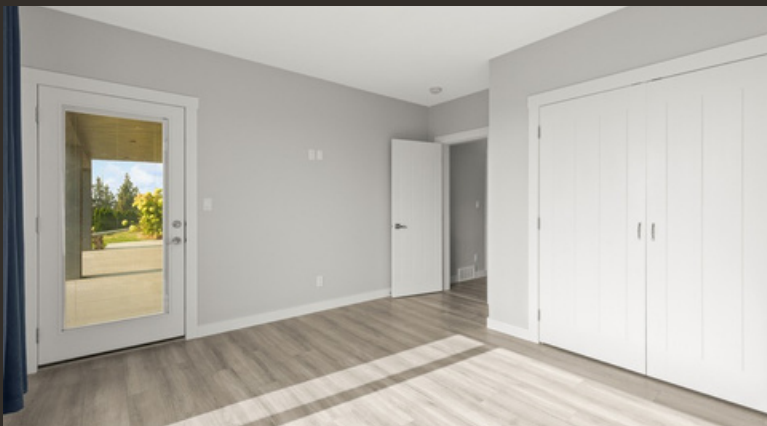
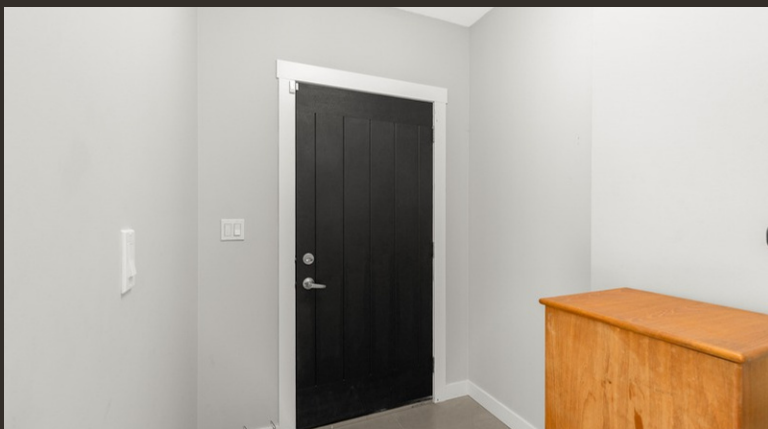




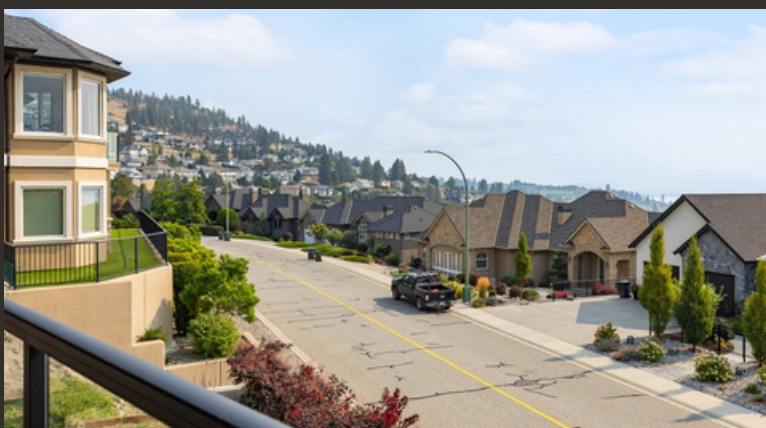
MAIN LIVING AREA



UPPER LIVING AREA

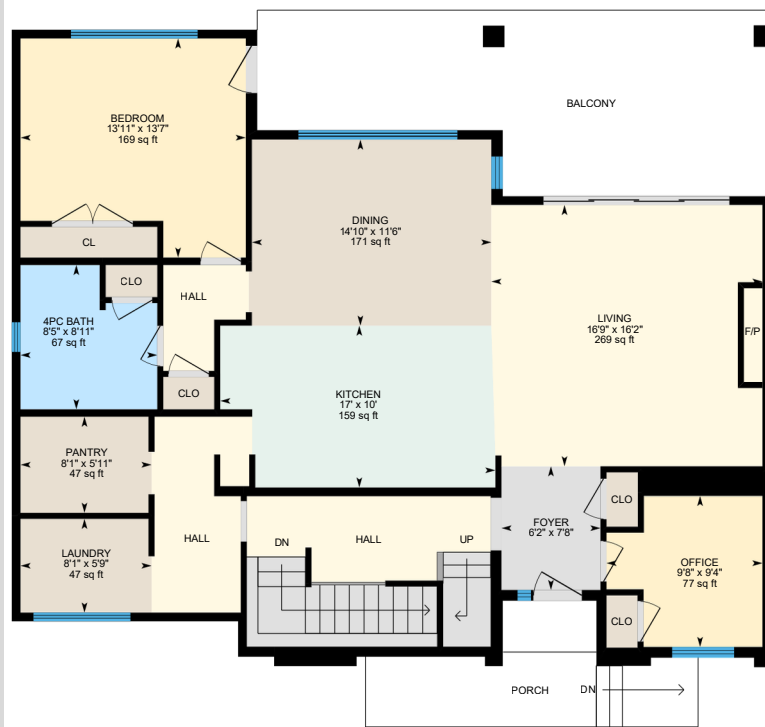


2 BEDROOM SUITE

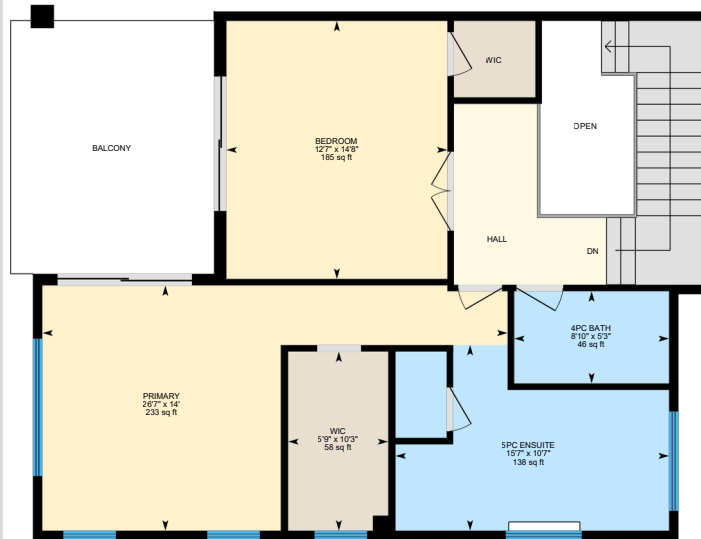


OUTSIDE ENTERTAINMENT

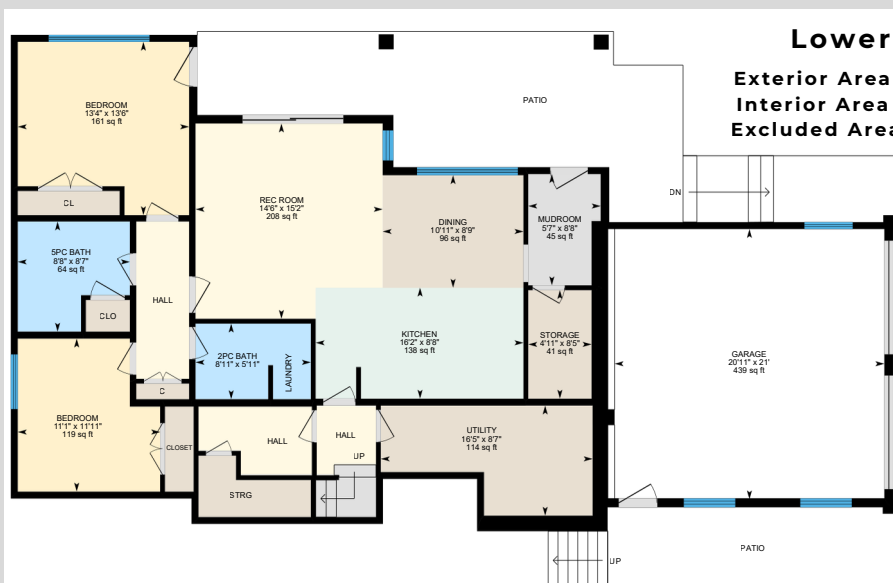
Floor Plans



Main Floor
 Exterior Area: 1498.75 sq ft
 Interior Area: 1403.33 sq ft



Upper Level
 Exterior Area 928.73 sq ft
 Interior Area 855.27 sq ft
 Excluded Area 54.90 sq ft



Lower Level
 Exterior Area 1439.66 sq ft
 Interior Area 1329.64 sq ft
 Excluded Area 484.36 sq ft



The Neighbourhood Of Lakeview Heights

- Prestigious Lakeview Heights setting in the heart of West Kelowna
- Surrounded by sweeping lake, mountain, valley and vineyard views
- Moments from some of the Okanagan's most celebrated wineries
- Minutes from acclaimed wineries, dining and Okanagan destinations
- A coveted setting offering privacy, natural beauty and the quintessential Okanagan lifestyle



Schools

- Hudson Road Elementary
- Chief Tomat Elementary
- Constable Neil Bruce Middle School
- Mount Boucherie Secondary School



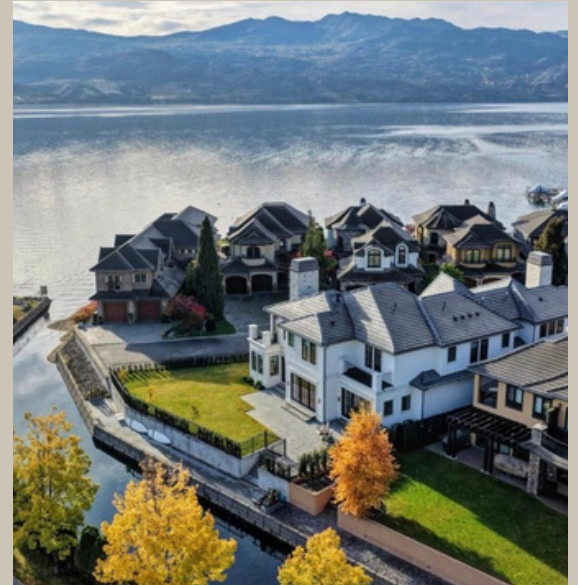
Lakeview Heights

Set above the shores of Okanagan Lake, Lakeview Heights is one of West Kelowna's most distinguished communities, known for its commanding views, quiet residential streets and exceptional setting. Sweeping lake, mountain, valley and vineyard vistas create a remarkable backdrop, while generous properties offer privacy and understated prestige. Defined by its established character, Lakeview Heights is a refined expression of Okanagan living.

Lakeview Heights is shaped by an exceptional connection to the Okanagan landscape. Mount Boucherie offers scenic hiking and elevated viewpoints, while Okanagan Lake, beaches and golf create endless opportunities to enjoy the outdoors. Surrounded by the renowned Westside Wine Trail, celebrated wineries and exceptional culinary experiences, Lakeview Heights offers a refined lifestyle where natural beauty, recreation and wine country come together effortlessly.

Lakeview Heights is distinguished by its quiet residential streets, generous properties and custom luxury residences, offering a refined sense of space and privacy while remaining close to West Kelowna's wineries, recreation and amenities that define the West Kelowna lifestyle.

There is an effortless elegance to the lifestyle here. Mornings can begin on the trails of Mount Boucherie, afternoons unfold along Okanagan Lake, and evenings are reserved for wine country, all against a backdrop of some of the valley's most captivating scenery. Combining privacy, natural beauty and a coveted setting, Lakeview Heights offers a refined expression of Okanagan living and an exceptional place to call home.



LIFESTYLE

- **A COVETED OKANAGAN SETTING**
- **SCENIC LAKE VIEWS**
- **AWARD-WINNING WINERIES NEARBY**
- **OUTDOOR OKANAGAN LIFESTYLE**
- **LUXURY FAMILY LIVING**

Set Above the Lake. Designed for Living.

