

ANGELL & HASMAN
ASSOCIATES
OKANAGAN VALLEY

HALL | CASSIE
REAL ESTATE GROUP



MODERN LUXURY

1550 VIOGNIER DRIVE | VINEYARD ESTATES

1550 VIOGNIER DRIVE

Luxurious new contemporary home in Vineyard Estates, with panoramic lake views and every modern feature. Crisp bespoke design, stunning views, and a complete suite of smart home technologies, plus supplementary solar power. 1550 Viognier Drive is nearly 5,000 sq ft of newly constructed luxury created by Liv Custom Homes. The main living area is an expansive open concept, with 14' ceilings, incredible windows, and access to the 20'x14' covered patio. The kitchen features a large island, quartz countertops, Fisher & Paykel paneled appliance package, voice activated WOLF oven, butlers pantry, and dedicated wine bar. The bright and airy living room features a three-sided floor-to-ceiling gas fireplace. The main floor primary bedroom is perfectly positioned to maximize the jaw-dropping views, with a generous walk-in closet which comes complete with clothing steamer, and custom built in cabinetry. The primary ensuite also utilizes the views, with expansive tile work, dual vanity, and more. A second bedroom with ensuite, a dedicated office, and powder room complete the main level. Downstairs is designed for entertaining, with a games room, wet bar, pool change room with shower, home theatre, and space for a home gym. Two more bedrooms and full bath complete the main portion of the home. A big bonus is a legal suite, perfect for revenue or out of town guests. Nano-doors open to the outdoor oasis which boasts a heated pool with auto-cover, fire table, full outdoor kitchen, and a lawn for the kids or pups. The home is fully automated, with easy tablet control of your lighting, window blinds, Sonos audio zones, cameras, locks, appliances, climate, irrigation, and more. Rooftop solar panels reduce running costs, and the oversize double garage is complete with EV charger. This incredible property has everything you need to enjoy the Okanagan lifestyle, and is just minutes to the lake, beaches, hiking trails and West Kelowna's famous Wine Trail. This is it.

5 TOTAL BED **6** TOTAL BATH **4,939** INTERIOR LIVING **0.21** ACRE LOT

HEATED POOL FISHER PAYKEL & EXPANSIVE HOME THEATRE
SMART HOME WOLF APPLIANCES LAKE VIEWS LEGAL SUITE

FEATURES

EXTERIOR

Sleek, contemporary designs with elements of stone and stucco
Double car garage with EV charger
Energy efficiency with rooftop solar panels
Pine soffits

MAIN LIVING

Open main living area with kitchen and dining featuring 14' vaulted ceilings
Luxurious primary bedroom with large walk-in closet and ensuite
Mudroom / laundry room leading to the garage
Den perfect for a home office
Access to the deck area through 2 sliding doors

KITCHEN

Fisher Paykel Appliances and voice activated WOLF
Quartz countertops and oversized island
Wine bar
Butlers pantry

SMART HOME TECHNOLOGY

Google Pixel Tablet to easily control your lighting,
music, cameras, locks, climate, window blinds, and irrigation
Brilliant Touch Panel Display
Sonos Amp with 3 Zone Audio
Leviton Smart Lighting Solution
Yale Smart Door Locks with remote and voice control
Ring Elite POE Doorbell viewable on all the touch panel displays
Voice controlled WOLF appliances

LOWER LEVEL LIVING

Customizable theatre room with 5.1 surround sound
Games room with wet bar
Accordion nano-door with access to the pool deck
1-bedroom legal suite

OUTDOOR LIVING

In-ground heated pool with spectacular lake views
Full outdoor kitchen + fire table
Multiple covered patios



















ANGELL & HASMAN
ASSOCIATES
OKANAGAN VALLEY

GEOFF HALL

PERSONAL REAL ESTATE CORPORATION | PARTNER

geoff@hallcassie.com
250.575.4292

NATE CASSIE

PERSONAL REAL ESTATE CORPORATION | PARTNER

nate@hallcassie.com
250.869.7995



HALL | CASSIE

REAL ESTATE GROUP

Maximum care has been taken to ensure the accuracy of the contents of this brochure, but we cannot guarantee the included information. Buyers to verify all details. Not intended to induce breach of an existing agency agreement.