



**JANE HOFFMAN**  
REALTY

## CUSTOM HOME ON PRIME LEVEL LAKESHORE LOT



**PROUDLY MARKETED BY JANE HOFFMAN**

***3602 Lakeshore Road***  
***Kelowna, BC***

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## DETAILS

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<b>Address</b>	3602 Lakeshore Road Kelowna, BC	<b>Bedrooms</b>	6
		<b>Bathrooms</b>	6, 4 full, 2 half
		<b>Finished Area</b>	5129 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.51 Acre, 78 ft. x 273 ft.	<b>Year Built</b>	2005, Substantially Renovated
<b>Water Frontage</b>	72 ft.	<b>Exterior</b>	Hardie Board, Stone
<b>Water</b>	Municipal	<b>Cooling</b>	Central Air
<b>Sewer</b>	Connected	<b>Heating</b>	Natural Gas Forced Air
<b>Views</b>	Lake, Mountain, Valley	<b>Fireplace</b>	1 Gas Fireplace
<b>Main Level</b>	2187 sq. ft.	<b>Garage/Driveway</b>	Triple, Detached, Breezeway
<b>Upper Main</b>	2942 sq. ft.	<b>Foundation</b>	Concrete

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### Room Sizes - Main Level

Foyer: 11'4 x 10'10  
Living Room: 22'6 x 19'8  
Kitchen: 24'7 x 16'3  
Pantry: 15'6 x 8'4  
Billiards Room: 20'10 x 16'11  
Wine Cellar: 8'7 x 6'4  
2-Piece Bathroom: 9'9 x 4'7  
2-Piece Bathroom: 6'3 x 3'6  
Utility: 7' x 5'11  
Laundry: 9' x 10'7

### Guest Suite - Upper Level

Lounge: 23'5 x 17'10  
Bedroom: 10'11 x 12'11  
Ensuite - Full: 15' x 8'4

### Room Sizes - Upper Level

Primary Bedroom: 24'7 x 16'3  
Full Ensuite Bath: 8' x 13'8  
Walk-In Closet: 7'4 x 7'4  
Bedroom: 13'2 x 18'11  
Full Ensuite Bath: 8' x 7'3  
Bedroom: 14'11 x 11'5  
Bedroom: 11'6 x 11'6  
Full Bathroom: 7'8 x 7'10  
Bedroom: 17'7 x 13'10  
Deck: 18' x 13'5 & 17'2 x 8'2

### Inclusions

- Dacor Oven
- Dacor Fridge/Freezer
- Miele Dishwasher
- Zeher Mini-Fridge
- Whirlpool front load washer & dryer x2
- Ice-O-Matic ice machine

### Inclusions Outside

- Atosa x2 Fridges
- Ice-O-Matic ice machine
- Lynnx BBQ
- M9 hot-tub
- SONOS outdoor speakers

*Note:* Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



## OKANAGAN LAKESIDE LIVING AT IT'S BEST

Exquisitely renovated custom home on the shores of Okanagan Lake. This breathtaking property is an entertainer's paradise boasting a lake view saltwater pool, hot tub, outdoor kitchen, putting green, and wharf with two boat lifts. Modern design and luxury living meld to create a sophisticated waterfront retreat finished with the utmost attention to detail. Inside discover sleek lines, contrasting white and black surfaces balanced with the warmth of wood, and hidden design features. Open concept main level floor plan featuring a billiards area, stunning great room with linear gas fireplace, wine cellar, and chef's kitchen with entertainment-sized island.

A large sliding glass door merges the indoors with the outdoors leading to a lake view covered patio. Built-in heat lamps create a space to be enjoyed throughout the seasons. Dramatic and grand second floor primary retreat. Soaker tub is expertly positioned to take advantage of the remarkable views. Huge glass enclosed shower with bench seating. Double floating vanity. Private patio access for watching the sunset glimmer on the water. Offering ample space for hosting guests this level features 4 additional bedrooms, and 2 bathrooms.

A unique highlight of this home is the separate guest suite with a bedroom, bathroom and bonus room located above the garage. West Coast inspired exterior with rock and wood detailing. The ultimate waterfront retreat just minutes from downtown Kelowna and world-class wineries.

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088





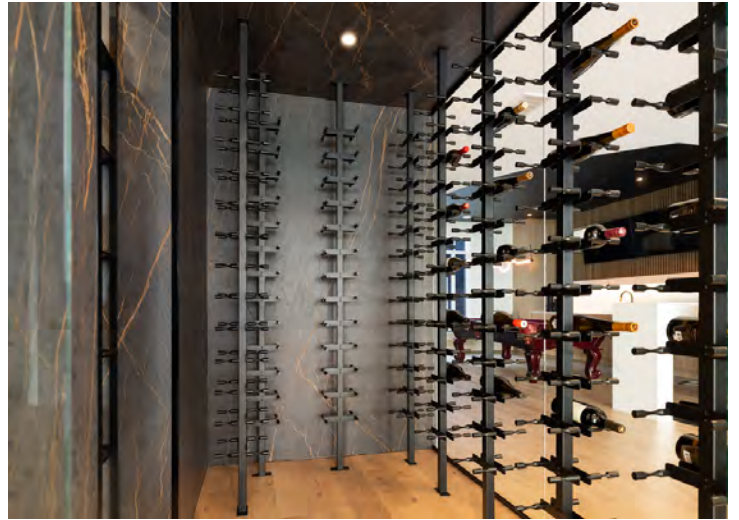
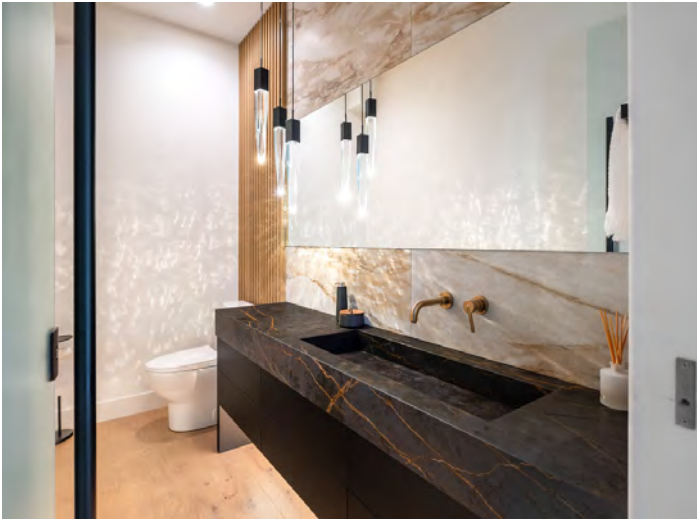


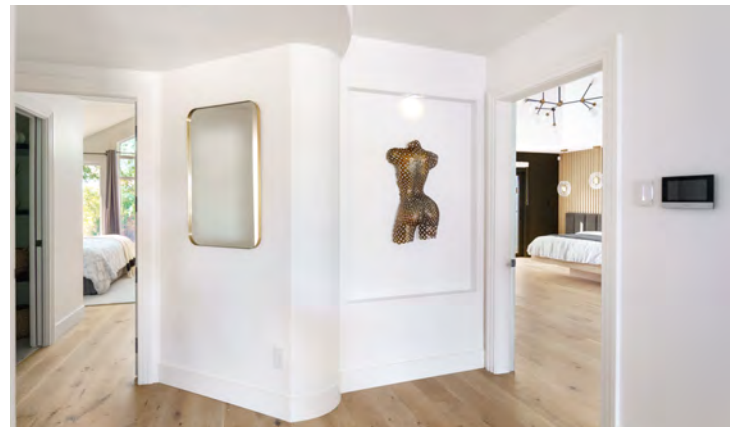






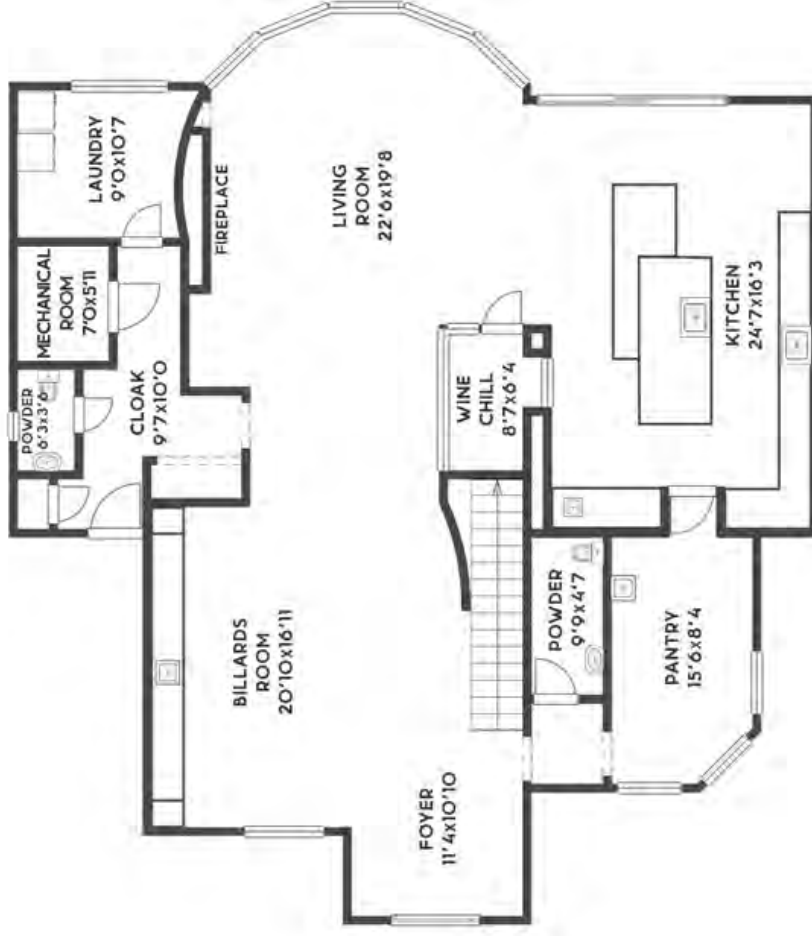
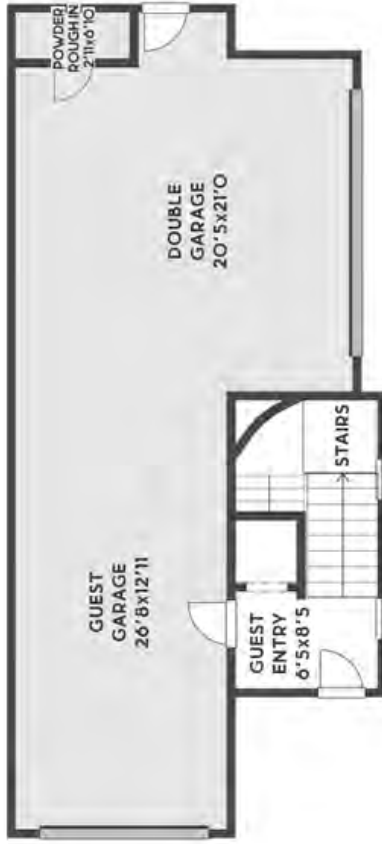








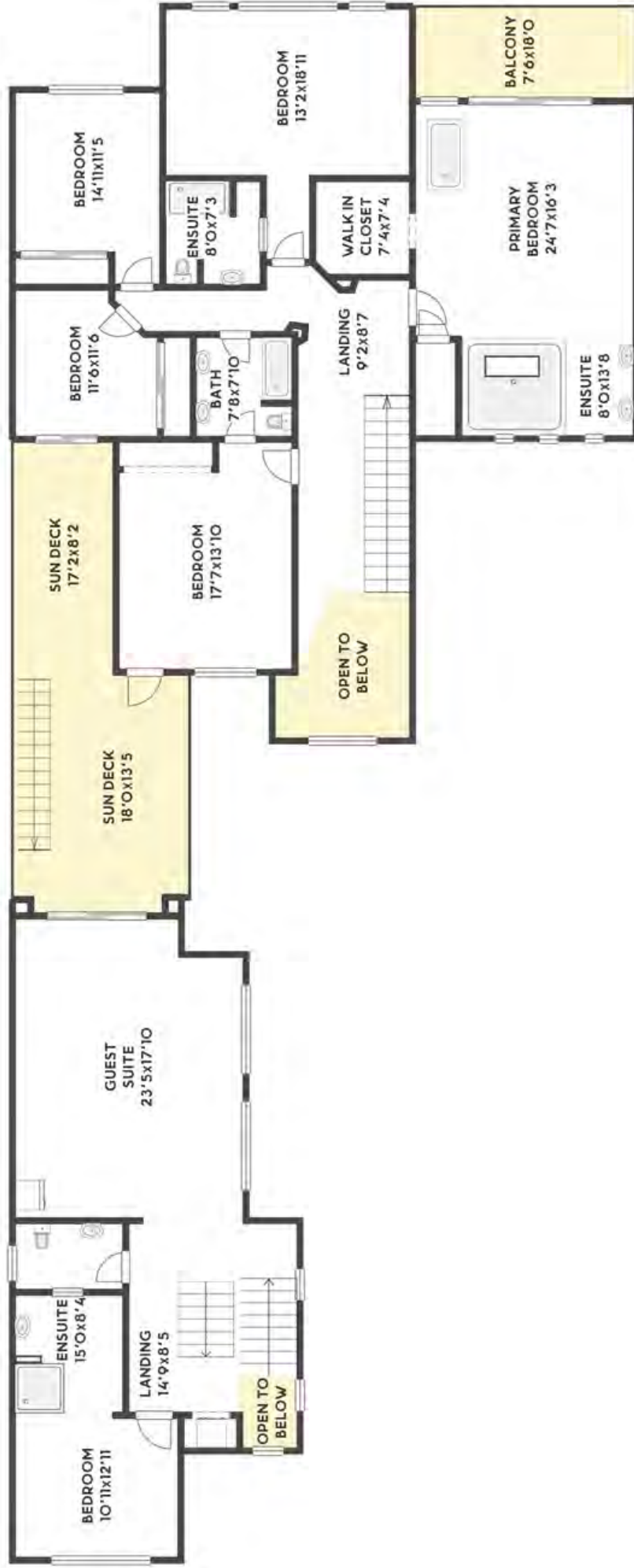
**6 BED | 6 BATH | 5129 SQ.FT  
MAIN FLOOR 2187 SQ.FT**



**4180 LAKESHORE ROAD**

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

**6 BED | 6 BATH | 5129 SQ.FT  
UPPER FLOOR 2942 SQ.FT**



**4180 LAKESHORE ROAD**

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## DETAILED FEATURES

### EXCEPTIONAL FEATURES

- Over 5100 sq. ft. of luxury living in the desirable Lower Mission area
- Extensively remodelled residence with attention to detail throughout the home
- Fully landscaped grounds provide low maintenance upkeep and offer a stunning curb appeal
- Prime level lakeshore living with new wharf system and boat lift
- Incredible architecture and interior design by award winning Isabey Homes
- Backyard is fully fenced and offers a seamless transition to the waters edge
- Ample lounging on the stamped concrete decking that surrounds the pool and hot tub
- Outdoor kitchen with granite counters, cabinetry, BBQ and grilling area
- Exterior SONOS sound system for entertaining friends and family
- Automatic awning and gas hookup for outdoor heaters
- Panoramic view straight down the lake to Okanagan Mountain Park and West Kelowna
- Underground irrigation, landscape lighting
- Secure gated entry that leads to the generous sized parking area and the 3-car garage with living quarters above
- Enjoy the stunning main floor that captures the lake views and the natural surroundings

### Foyer

- Grand foyer with 2 storey ceilings, modern lighting and views through to the main living space
- Large window above the door provides natural light
- Convenient access to the rec-room through to the living room, access to the second floor bedrooms or the pantry that leads you right into the kitchen

### Recreation Room

- Perfect for entertaining, offering bar seating, pool table, bar area with countertop space, mini fridge and two mounted side by side TVs
- Window overlooks the front courtyard and also enjoy the lake-views from the living room windows
- Linear LED under cabinet lighting provides a brighter prepping area
- Abundant cabinetry space
- Recessed lighting and modern LED bar lighting above the pool table

### Living Room

- Open concept with dining area with curved wall of windows that capture the ever changing lake-views
- The ceiling defines this room within the open concept, beautiful trayed circular ceiling with wide ceiling fan
- Linear gas fireplace with stone surround and adjacent shelving
- Above the fireplace is a hidden media system that at a click of the button will turn around so you can enjoy media when desired

## DETAILED FEATURES CONT.

- Surround sound and recessed lighting
- Ease of access to the outdoor patio spaces through the sliding glass doors

### Kitchen

- Be inspired by the lake and mountain views that flood this sleek, modern kitchen
- Spacious gourmet kitchen finished with quality materials and stainless steel appliances
- Transitions easily with the living room or to the outdoor patio & poolside lounging
- Large Dekton centre island with integrated seating/dining
- All countertops are finished with Dekton surface & offer under cabinet linear LED lighting for a brighter working space
- Multiple undermount sinks, cabinet finished fridge/freezer and hidden door which leads you to the pantry for additional food prepping and storage
- Full glass encased, walk in wine room with built-in wine holders and recessed lighting
- The pantry is finished with countertop space, cabinets, wall mounted shelving, undermount sink, ice maker and built-in desk space which overlooks the front yard with curving wall of windows

### Powder Room

- Stunning powder room with frosted glass door access, floating vanity with stone countertops and undermount sink
- Tile backsplash, mounted mirrors and drop down lighting
- Under vanity LED lighting

### Laundry Room

- Spacious laundry room with 2 stacked washers and dryers
- Large lake view window
- Vanity with stone countertop and utility sink
- Herringbone tile flooring pattern

### 2nd Powder Room

- Tucked away from the main living spaces for privacy
- Detailed finishings, floating vanity with undermount sink and lighting, exterior window, tile flooring and LED wall mounted lighting fixtures

### Upper Level

#### Primary Bedroom

- Situated on its own wing, separate from the other bedrooms
- Access to your own private balcony which offers exceptional lake and valley views
- Large space can easily accommodate a king size bed with bed side tables and drop down lighting above



## DETAILED FEATURES CONT.

- Hidden TV in ceiling will drop down at the click of a button
- Walk-in closet with built in floor to ceiling cabinetry, shelving and hanging rails

### 5-Piece Ensuite

- Luxurious ensuite with remarkable glass and tile walk-in shower offering waterfall shower head, bench seating, additional shower head and windows that allow for natural light
- Vanity with stone countertops, makeup seating area, his/hers undermount sinks, mounted mirrors with lighting and tile flooring
- Soaker tub positioned to embrace the lakeviews and offers a hand wand shower head, drop down lighting

### Bedroom #2

- On the lakeside with its own 3-piece ensuite
- Spacious bedroom with wall of windows & vaulted ceilings that capture the true beauty of lakeshore living
- Built-in cabinetry with drawers, storage and hanging rails
- Mounted media
- Recessed lighting

### 3-Piece Ensuite

- Ensuite is complete with seamless glass and tile walk in shower with waterfall shower head, hand wand shower head and recessed lighting
- Floating vanity with stone countertops, undermount sink, under vanity linear LED lighting and mounted mirror with bar lighting above

### 5-Piece Bathroom

- Shared bathroom with the 3 additional bedrooms
- Floating vanity with under-lighting, stone counters, his/hers undermount sinks and mounted mirror with bar lighting above
- Acrylic tub/shower combo with tile surround, glass wall, waterfall shower head, hand wand shower head and recessed lighting
- Herringbone tile flooring design

### Bedroom #3

- Lakeside bedroom with stunning views and lots of natural light
- Hardwood flooring
- Mounted media
- Sliding door access to the closet space

## DETAILED FEATURES CONT.

### Bedroom #4

- Spacious bedroom with private patio access shared with the living quarters above the garage
- Lots of natural light, hardwood flooring, mounted media
- Sliding door access the closet space

### Bedroom #5

- Large bedroom with access to the 5-piece bathroom
- Door access to the private deck shared with the living space above the garage
- Hardwood flooring, recessed lighting, mounted media
- Sliding door access to the closet space

### Guest Suite Above The Garage/Bonus Room

- Large space with that can be used for a variety of purposes
- Ease of access to the private deck with stair access to the lower level
- Multiple windows provide natural light and views of the front courtyard
- Recessed lighting

### 4-Piece Shared Bathroom

- Updated bathroom with tile flooring, dual floating vanities with undermount sinks and pocket door to divide the space
- Seamless glass and tile walk-in shower with hand wand & waterfall shower heads, recessed lighting
- Built in floor to ceiling storage space with lower drawers

### Bedroom #6

- Front yard views of the natural landscapes
- Built-in cabinetry with space for media
- Hardwood flooring, recessed lighting
- Large window for natural light

### Mechanical

- Hikevision automation
- Emerson thermostat
- Armstrong furnace
- Navien hot water on demand
- Honeywell home
- Lennox A/C unit
- Hayward pool system
- Apilaire ventilation



**LISTED BY JANE HOFFMAN**

C: 250-862-7800

T: 250-866-0088

E: [jane@janehoffman.com](mailto:jane@janehoffman.com)





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REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

[JANEHOFFMAN.COM](http://JANEHOFFMAN.COM)