



JANE HOFFMAN
REALTY

PRIME LEVEL LAKESHORE ON HOBSON RD



PROUDLY MARKETING BY JANE HOFFMAN

4382 Hobson Road
Kelowna, BC

DETAILS

| | | | |
|----------------|---------------------------------|----------------------|-------------------|
| Address | 4382 Hobson Road Kelowna, BC | Bedrooms | 6 |
| | | Bathrooms | 7, 6 Full, 1 Half |
| | | Finished Area | 7855 sq. ft. |

SPECIFICATIONS & FEATURES

| | | | |
|-----------------------|------------------------------|------------------------|------------------------|
| Lot Size | 0.627 Acre, 83 ft. x 323 ft. | Year Built | 1992 |
| Water Frontage | 83 ft. | Exterior | Stucco |
| Water | Municipal | Roof | Tile |
| Sewer | Connected | Heating | Natural Gas Forced Air |
| Views | Lake, Mountain Views | Cooling | Central Air |
| Main Level | 3457 sq. ft. | Fireplace | 2 Gas Fireplaces |
| Upper Level | 3257 sq. ft. | Garage/Driveway | Attached 4-Car Garage |
| Lower Level | 1141 sq. ft. | Foundation | Concrete |

Room Sizes - Main Level

Kitchen: 26 5 x 16 2
Living Room: 22 10 x 23 11
Dining Room: 13 5 x 16 3
Breakfast: 20 6 x 17 11
Family Room: 29 8 x 27 4
Bar: 11 11 x 7 8
2-Piece Bathroom: 5 4 x 9 9
Full Bathroom: 9 x 7 2
Den / Office: 11 11 x 15 5
Laundry: 15 4 x 9 6
Mud Room: 13 4 x 4 11
Garage: 23 3 x 50 1

Room Sizes - Lower Level

Gym: 12 9 x 38 10
Rec Room: 14 11 x 38 1
Rec Room: 13 6 x 26 3
Storage: 13 6 x 6 8
Workshop: 13 5 x 26

Room Sizes - Upper Level

Primary Bedroom: 17 8 x 20 10
Full Ensuite Bath: 11 8 x 16
Bedroom: 12 8 x 14 10
Full Bathroom: 11 5 x 6 2
Bedroom: 13 11 x 13 11
Shared Ensuite Bath: 11 11 x 6
Bedroom: 14 x 13 11
Bedroom: 12 1 x 16 3
Full Ensuite Bath: 4 6 x 8 3
Den / Office: 11 9 x 15 7

Guest Suite

Kitchen: 7 x 8 10
Living Room: 15 11 x 20 11
Bedroom: 13 10 x 9 7
Full Bathroom: 8 2 x 6 11

Inclusions

- Oven
- 5-burner gas stove top
- Hood vent
- Dishwasher (x2)
- Microwave
- Fridge/freezer
- Electrolux washer/dryer
- Kitchenette appliances

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.



WELCOME TO 4382 HOBSON ROAD

Gorgeous lakeshore home located on one of the most coveted waterfront streets in Kelowna. This home offers over 7,000 sq. ft. of living space and a fabulous outdoor living area perfect for enjoying throughout the summer with approximately 83 ft. of water frontage. A tree lined driveway leads you to the home with an oversized 4 car garage. Timeless design throughout with elegant finishes and quality craftsmanship. Soaring ceilings in the living room with massive arched windows that showcase the sparkling lake views. Off the living area is a custom bar and formal dining area making it a fabulous space for hosting and entertaining.

Three sets of French doors open to a spacious concrete, partially covered patio ideal for dining and lounging. The gourmet kitchen is finished with custom, rich wood cabinetry, granite countertops, and features an entertainment-sized island plus a professional appliance package. Off the kitchen is a lake view family room and breakfast nook. Heading up stairs you'll find 6 bedrooms including one beautiful primary suite and one guest suite with a kitchette and living area. The primary suite features a private lake view balcony, 5-piece ensuite with soaker tub, and walk-in closet. Office located on this floor. In the basement are two rec rooms, a workshop and additional unfinished space ready for your vision.

The backyard oasis features ample lounging areas with a pool, hot tub, and at the water's edge a wharf with boat lift.

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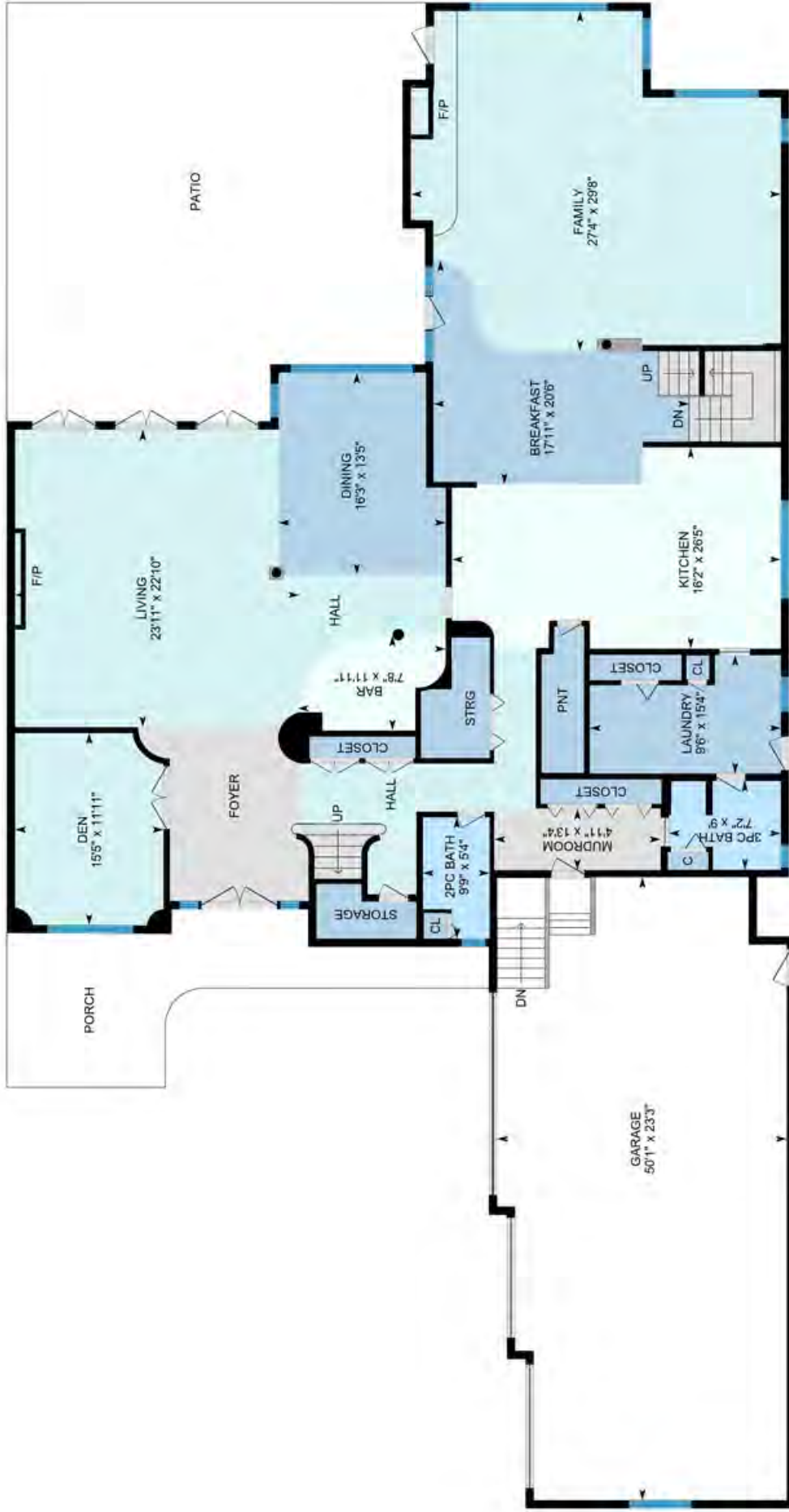






4382 Hobson Rd, Kelowna, BC

Main Floor Exterior Area 3457.80 sq ft
Interior Area 3271.35 sq ft
Excluded Area 1176.30 sq ft



PREPARED: 2023/04/06

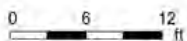
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 3257.97 sq ft
 Interior Area 3021.76 sq ft
 Excluded Area 663.57 sq ft



Basement (Below Grade) Exterior Area 1141.90 sq ft
 Interior Area 953.18 sq ft
 Excluded Area 2216.86 sq ft



PREPARED: 2023/04/06



EXCEPTIONAL FEATURES

- Welcome to luxury living in the desirable Lower Mission
- This home offers over 7,000 sq. ft. of living space on one of the most coveted waterfront streets with approximately 83 ft. of water frontage
- This family home offers an oversized luxury 4-car garage
- Soaring ceilings and grand windows give this home an open airy feel
- Timeless design with elegant finishings
- The gourmet kitchen has a chef's dream appliance package, beautiful polished stone counters, two kitchen islands, spacious walk-in pantry and well thought out design overlooking dining and living room
- Off the living room is a bar adjacent to the main living room, perfect for entertaining
- The upper level of this home features a guest suite with a bedroom, bathroom and kitchenette perfect for visiting friends and family
- The basement of this home features finished and unfinished areas making it a blank canvas ready for your personalization
- The resort like luxury outdoor oasis is only one of the many wonderful features of this home featuring, an abundance of outdoor seating, pool, hot tub, and dock with boat lift
- Fantastic location on the water and located near walking/hiking and biking trails, close proximity to schools, golf courses, wineries, and only a short drive to all downtown Kelowna amenities

Foyer

- Beautiful glass windows surround the wood double French entry doors
- Upon entering, a spacious open foyer sets the tone for the home
- High ceilings create a grand ambience, accented by an elegant chandelier
- Immediate views of Okanagan lake and mountains

Mud Room/Garage

- Direct access to the home through the oversized 4 car garage
- This mudroom features two double door closets, tile flooring, coat hooks and a seating bench

Kitchen

- Gleaming stone countertops, wood soft close shaker style cabinetry and tile backsplash
- Spacious open kitchen, great for hosting dinners with ample space for 2 cooks complete with two center islands one of which features bar top seating for 4
- Above both center islands are pendant light fixtures, meticulously crafted and placed to illuminate the space
- The functionality of this kitchen is enhanced by professional appliances and a large walk-in pantry
- Tile flooring, seamless transition from this kitchen to a dining area and the comfort of the large family room making this a great space for entertaining

Family Room

- Open concept family room with architecturally inspired vaulted ceilings
- Plush carpeting throughout this entire room for optimal comfort, recessed lighting
- Large picture windows capture the lake and mountain views
- Feature wall with built-in media cabinetry & gas fireplace with recessed display niche above

Living Room/Dining Room

- Beautiful open concept with grand 2 storey ceiling in the living room
- Extending the length of the rooms one wall are 3 sets of double glass French doors that capture the lake and mountain views and provide lots of natural light
- Feature wall is perfectly accented by the gas fireplace with tile surround and recessed display niche above, large firebox
- Recessed lighting and natural light illuminate this space
- Adjacent to the living area is the large formal dining area, with ample room for a large table accented by a timeless chandelier
- A bar located in the heart of the living and dining area is the perfect design for those who love to host
- Easy access to the comfort of the deck with additional outdoor dining, entertaining areas

Laundry

- Large room offers ample built-in cabinetry, tile flooring, an undermount sink and two linen closets

Main Level Bathrooms

- 2-piece powder room
- 3-piece bathroom located off the mudroom and garage

Office/Den

- The main level of this home features a den which could easily be used as an office or an additional bedroom
- This room features, plush carpeting, large windows, sconce lighting and double French doors

Upper Level Bedrooms

- The primary bedroom features plush carpeting, access to private balcony with lake and mountain views, built-in vanity, 5-piece ensuite, large walk-in closet with cabinetry and hanging space
- Second bedroom features wood parquet flooring, double door spacious closet, 3-piece ensuite, and access to private outdoor balcony with lake and mountain views
- 4 additional bedrooms on this level, one in the guest suite with kitchenette, living room and bathroom, two of the bedrooms on this level have two double door closets, large picture windows, wood parquet flooring and shared Jack and Jill 4-piece ensuite

Upper Level Bathrooms

- Primary bedroom 5-piece ensuite features tile flooring, frameless privacy glass shower, free standing tub, privacy windows, vanity with two undermount sinks and large mounted mirror with inset lighting above, separate make up vanity
- 3-piece bath features tile flooring, undermount sink with dark wood vanity, seamless glass shower with floor to ceiling tile and rain shower head
- 4-piece bath is shared amongst the upper level of this home and features, marble vanity with undermount sink, large mounted mirror, tub/shower combination with hand shower head

Upper Level Bathrooms Cont'd

- 4-piece Jack and Jill bath features marble vanity with two undermount sinks, large mounted mirror with recessed lighting above, built in shelving, and seamless glass shower with floor to ceiling tile
- Additional 4-piece bath in the guest suite

Office

- Double glass French doors lead into the spacious office
- Plush carpeting throughout
- Two large L shaped desks and ample amount of built-in cabinetry along the wall
- Large picture window floods natural light into this room

Lower Level

- The lower level of this home features two large rec room areas
- Featuring plush carpeting, windows for natural light, and recessed lighting
- This level also features ample storage, and unfinished area ready for your personal customizations with opportunity to create additional bedrooms, a gym, a theater...

Outdoor Living

- One of the many notable features of this home is the outdoor living space convenient to the main floor
- A private resort-like paradise offering a swimming pool, BBQ, dining seating areas, hot tub and stunning views of the lake and mountains
- Enjoy easy access to lake activities from the licensed dock with boat lift
- Two balconies located off two of the upper level bedrooms are perfect for enjoying the lake breezes and beautiful views



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