



JANE HOFFMAN
REALTY

PRIME LEVEL LAKESHORE HOME ON LARGE 0.396 ACRE LOT



PROUDLY MARKETING BY JANE HOFFMAN

4100 Lakeshore Road
Kelowna, BC

DETAILS

Address	4100 Lakeshore Road	Bedrooms	4
	Kelowna, BC	Bathrooms	5 full
		Finished Area	4672 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.396 Acre, 53 ft. x 368 ft.	Year Built	2004
Water Frontage	53 ft.	Exterior	Stone, Stucco
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Natural Gas Forced Air
Views	Lake, Mountain, Valley	Cooling	Central Air
Main Level	2422 sq. ft.	Fireplace	3 Gas Fireplaces
Upper Level	2250 sq. ft.	Garage/Driveway	Attached Double Garage
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Dining Room: 14 11 x 13 11	Primary Bedroom: 17 3 x 23 7	<ul style="list-style-type: none">• Thermador microwave• Thermador oven• Bosch dishwasher• Thermador gas range• Thermador fridge
Family Room: 16 11 x 18 2	Ensuite - Full: 14 4 x 17 3	
Kitchen: 13 2 x 20 5	Bedroom: 16 3 x 15	
Living Room: 20 9 x 24 4	Ensuite - Full: 4 10 x 7 3	
Bathroom - Full: 6 1 x 9 6	Bedroom: 13 7 x 12 10	
Bedroom: 13 2 x 15 1	Ensuite - Full: 4 10 x 7 2	Outdoor kitchen
Ensuite - Full: 8 8 x 8 8	Den / Office: 14 10 x 17 6	<ul style="list-style-type: none">• Whirlpool fridge• Utility sink lighting, heaters
Mud Room: 6 3 x 16 8	Laundry: 11 6 x 5 8	Mechanical <ul style="list-style-type: none">• Honeywell thermostat• Lift Master Garage Door Opener• Navien hot water on demand• MVAC central vac• Trane furnace, Trane A/C• Lifebreath ventilation
Wine Cellar: 9 5 x 6 11	Loft: 12 8 x 10 1	
Garage: 24 10 x 23 10		

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 4100 LAKESHORE ROAD

Discover your waterfront paradise on Okanagan Lake. Surrounded by mature, lush landscaping and located along coveted Lakeshore Road this home has everything you need to experience waterfront living. Moor your boat on your private dock, watch the sunset from the sandy beach, or pop your paddle boards in the water for a tranquil cruise along the shoreline. The interior of this home is warm and inviting. Multiple living areas allow for family and guests to unwind with ease. Main living area and kitchen open effortlessly to one another with large windows for enjoying the stunning lake views.

Expertly positioned bench seat along the windows for gazing out at the lush backyard. Kitchen boasts an entertainment sized island, with a stainless-steel appliance package and pendant lighting. Step through the French doors to the beautifully crafted covered patio with rock columns overlooking the lake. The custom BBQ station offers ample space for prepping and grilling. One bedroom and a wine cellar are also located on the main level.

On the second level delight in the lake view primary wing with a private patio, walk-in closet, den, and gorgeous ensuite designed for unwinding. This level boasts 2 additional bedrooms both with ensuites, a loft and another balcony.

This waterfront home offers everything you need for a summer retreat or a year-round residence. Minutes away from world-class wineries, golf courses and restaurants, you'll love living here.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

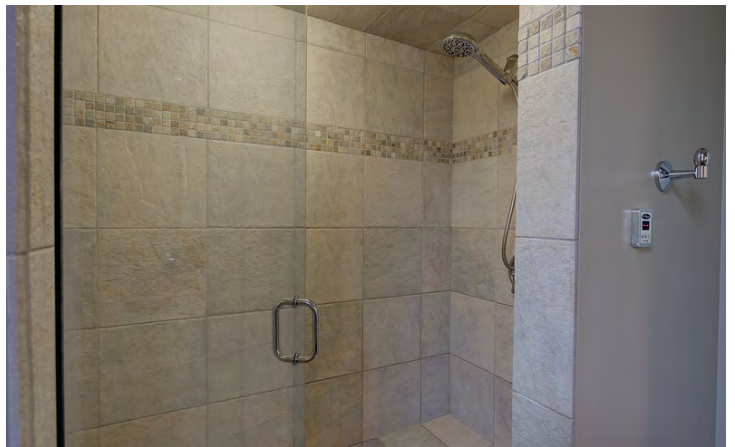




















4100 Lakeshore Rd, Kelowna, BC

Main Floor Exterior Area 2422.26 sq ft
Interior Area 2205.05 sq ft
Excluded Area 639.77 sq ft



PREPARED: 2023/05/18



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.

4100 Lakeshore Rd, Kelowna, BC

2nd Floor Exterior Area 2250.38 sq ft
Interior Area 1990.76 sq ft
Excluded Area 62.15 sq ft



PREPARED: 2023/05/18



EXCEPTIONAL FEATURES

- Welcome to this fantastic family home located on the shores of Okanagan Lake in a sought after Lower Mission neighbourhood
- Prime level and manicured 0.396 acre lot which leads you to the beach and waters edge
- Wharf with boat lift
- Enjoy the summer sunsets from your private sandy beach and listen to the sound of the waves lapping along the shore
- The bright, open main floor is great for entertaining your guests while enjoying stunning lakeview and seamless transition to the outdoor living space
- Attached double car garage with EV charging station, Lift Master garage door openers and storage
- Fully irrigated and gated property
- The second level grand primary retreat is very spacious and captures the stunning views
- Charming curb appeal
- Garden shed near the waters edge
- Multiple private outdoor living spaces throughout this lovely property
- The backyard covered patio has lighting, ceiling fan, heaters and BBQ area
- Security cameras on the exterior of the home
- Enjoy the close proximity to all of the city amenities, boutique shopping outlets, wineries, golf courses & restaurants
- This waterfront home offers everything you need for a summer retreat or a year-round residence

Main Floor

Foyer/Entry

- Fully landscaped walking path to the front door
- Tiled flooring in foyer with grand 2 storey ceiling and multiple windows providing natural light
- Adjacent guest cost closet
- Access to the main living areas or second floor

Family Room

- Convenient to the kitchen and offers French style doors to the outdoor living space
- Solid hardwood flooring, recessed lighting and alcove for cabinetry or desk space
- Cozy gas fireplace with floor to ceiling tile finish and raised tiled hearth
- Pocket door to the kitchen can be closed if desired

Living Room

- Lakeside living room with stunning views and an open design with the kitchen for great flow when entertaining
- Gas fireplace with stone surround
- Recessed lighting, full surround sound and window seating with custom drawers
- Windows equipped with pull down blinds, tile flooring

Kitchen/Dining Room

- Well designed kitchen which creates a seamless transition to the dining area and outdoor living spaces
- Full stainless steel appliance package will be sure impress the chef in the family
- Large centre island with drop down lighting above and can easily seat up to 4 people
- 2 toned cabinetry with soft closing hardware
- Under cabinet lighting for a brighter working space
- Custom floor to ceiling built-in cabinetry unit
- Window above sink overlooking the side yard
- Tile flooring, recessed lighting
- Spacious dining room that can easily accommodate large gatherings with direct walkout access to the outdoor living areas
- Surrounded by windows that capture the lakeviews

3-Piece Bathroom

- Seamless glass and tile walk in shower with steam option, "Relax-A-Mist" and lighting
- Vanity with vessel sink and mounted mirror, sconce lighting on both sides of mirror
- Heated tile flooring

Bedroom 1 + 4-Piece Ensuite

- Main floor bedroom with side yard views and access to your own patio area
- Hardwood flooring
- Closet with French style doors and built-ins
- Ceiling fan, recessed lighting, sun filled room
- The ensuite features a vanity with granite counter with undermount sink, mounted mirror and bar lighting above
- Toilet and a bidet, tile flooring
- Seamless glass and tile walk-in shower with hand wand shower head and corner shelving

Mudroom

- Large mudroom with multiple built-in closets and hooks for organizing
- Situated off the attached garage, tile flooring, several transom windows

Wine Room

- Chilled room with racks and tile flooring

Above Main Floor

Bedroom 2 + 4-Piece Ensuite

- Front yard facing bedroom with a private balcony
- Shutter blinds, carpet flooring, ceiling fan
- Lots of natural light
- Alcove with large window, great for a desk
- Closet with built-ins and hanging rails
- The ensuite offers an acrylic/tub shower combo with tile surround
- Tile flooring, vanity with vessel sink, mounted mirror and bar lighting above

Bedroom 3 + 4-Piece Ensuite

- Generous sized bedroom that could easily accommodate a king size bed
- Large window provides lots of natural light
- Private access to a covered balcony with partial lakeviews
- Closet with built-ins and hanging rails
- The ensuite offers an acrylic tub shower combo with tile surround
- Tile flooring
- Vanity with vessel sink, mounted mirror and bar lighting above

Primary Bedroom

- Amazing lakeview primary retreat with its own lakeview balcony with glass railings for uninterrupted view
- Plush carpet flooring throughout
- Natural gas fireplace with tile surround and mounted media above
- Surround sound and recessed lighting
- Massive flex space with views, carpet flooring, recessed lighting and surround sound
- The walk-in closet offers built-in drawers, hanging rails and recessed lighting

5-Piece Ensuite

- Wall to wall vanity with two glass vessels sinks and mounted mirror above
- Tile backsplash
- Tiled in soaker tub and seamless glass & tile walk in shower with body jets and corner seating
- Pocket door bathroom
- Double sided gas fireplace with the primary bedroom

Laundry Room

- LG front load washer/dryer with countertop space above, upper and lower cabinets plus one tall cabinet for extra storage
- Utility Sink, hanging rail
- Tile flooring and window for natural daylight



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