



JANE HOFFMAN  
REALTY

## HOME IN PRIVATE SETTING - POOL



PROUDLY MARKETING BY JODI HUBER

*4360 Bedford Road*  
*Kelowna, BC*

---

## DETAILS

---

<b>Address</b>	4360 Bedford Rd Kelowna, BC	<b>Bedrooms</b>	5
		<b>Bathrooms</b>	5, 4 full, 1 half
		<b>Finished Area</b>	4074 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Lot Size</b>	0.573 Acres, 106.8 ft. ft. x 248.6 ft.	<b>Year Built</b>	1993, Updates
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	Connected	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Views</b>	Lake, Valley	<b>Heating</b>	Natural Ga Forced Air
<b>Main Level</b>	2943 sq. ft.	<b>Cooling</b>	Central Air
<b>Upper Level</b>	1131 sq. ft.	<b>Fireplace</b>	3 Gas Fireplaces
		<b>Garage/Driveway</b>	Attached Triple
		<b>Foundation</b>	Concrete

---

### Room Sizes - Main Level

Foyer: 5'1" x 9'6"  
Living: 16'2" x 15'11"  
Kitchen: 20'8" x 16'5"  
Dining: 20'10" x 11'7"  
Family: 22'4" x 19'2"  
2-Piece Bath: 5'5" x 8'8"  
Primary Bedrm: 22'2" x 17'11"  
5-Piece Ensuite: 16'7" x 15'11"  
Walk-in Closet: 16'6" x 16'2"  
3-Piece Bath: 4'7" x 8'3"  
Den: 13'8" x 13'3"  
Office: 14'7" x 13'1"  
Laundry: 13' x 8'2"  
Utility: 5'5" x 7'2"  
Garage: 34'10" x 28'4"

### Room Sizes - Upper Level

Bedroom: 16'11" x 11'8"  
3-Piece Ensuite: 10'10" x 4'11"  
Bedroom: 19'3" x 12'8"  
Bedroom: 16'4" x 12'3"  
5-Piece Ensuite: 15'1" x 6'6"  
Bedroom: 15'1" x 12'8"

### Inclusions

- Samsung side by side stainless refrigerator with water and ice dispenser, beverage drawer
- KitchenAid built-in oven
- KitchenAid microwave
- Samsung 5 burner gas range
- Bosch dishwasher

**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 4360 BEDFORD ROAD

Enjoy the sparkling lake views by day from your in-ground pool! Spectacular 5 bed, 4.5 bath home privately set on a park-like 0.57 acre property. This home is over 2900 sq. ft. on the main floor with a spacious primary bedroom suite, office, kitchen, great room, formal dining and living room. Second level at 1129 sq. ft. offers 4 bedrooms with two Jack & Jill ensuite bathrooms. New sleek & modern island kitchen comes equipped with stunning quartz surface counters, high-end appliances and a gas range.

Double sliding doors open to the expansive outdoor living space and pool. Main floor primary bedroom with recently renovated generous sized walk in closet and a tastefully finished spa-inspired ensuite bath.

Exceptional backyard features a heated pool (new liner 2017), hot tub, waterfall, rock fountain, patio areas, gardens. Definitely room to play! Attached triple garage, circular driveway with additional parking for RV. Shed in the backyard (8 ft. x 28 ft.) provides extra storage.

Substantial recent renovations include roof, furnace/AC, kitchen, oak hardwood floors, carpets, bathroom in garage, fully painted interior/exterior and tree removal to embrace the views.

Live the lifestyle of South East Kelowna, country charm with orchards and vineyards, yet minutes to all amenities of Kelowna!

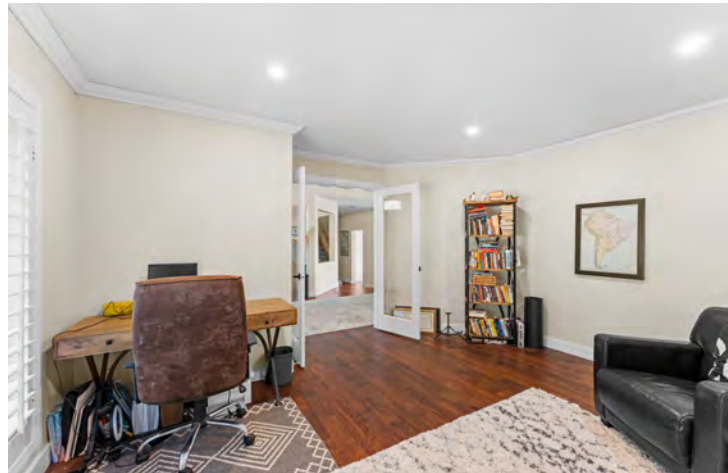
**Listing Agent - Jodi Huber** | Contact [jodi@janehoffman.com](mailto:jodi@janehoffman.com) or 250-866-0088



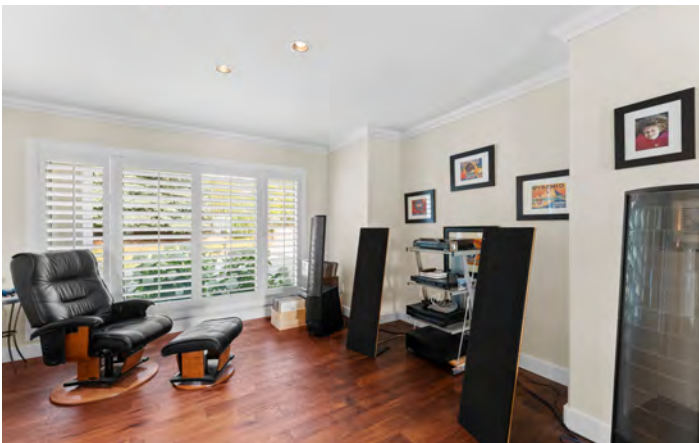




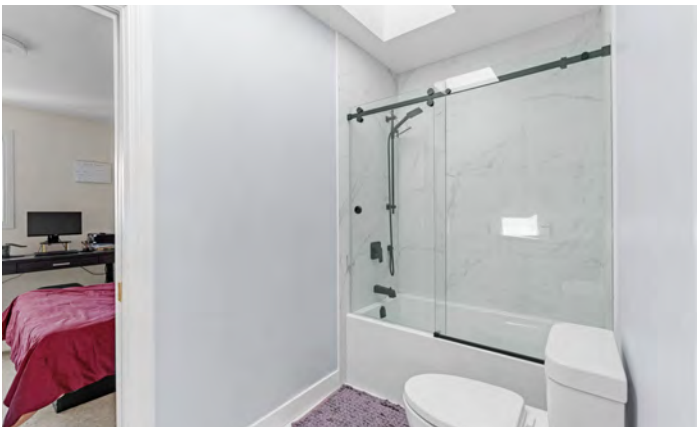
















# 4360 Bedford Rd, Kelowna, BC

Main Floor Exterior Area 2943.66 sq ft  
Interior Area 2776.60 sq ft  
Excluded Area 732.31 sq ft



PREPARED: 2023/07/05



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.

# 4360 Bedford Rd, Kelowna, BC

1st Floor Exterior Area 1131.01 sq ft  
Interior Area 1054.79 sq ft



PREPARED: 2023/07/05

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.

### **EXCEPTIONAL FEATURES**

- Over 4000 sq. ft. home set privately on 0.573 acres
- Live the lifestyle of South East Kelowna and enjoy country charm with surrounding lush orchards and vineyards, yet minutes to schools and all the amenities of Kelowna
- 5 bedrooms/4 full bathrooms and a 2-piece powder room
- Impressive curb appeal with the mature trees and foliage, stamped concrete circular driveway with exposed aggregate border
- Front yard trees include spruce, pine, maple, sunburst locust trees
- Cheerful bright home with south west facing exposure, 4 sky lights
- Views of the vast expanse of the valley and of the lake in the distance
- Newer natural gas forced air furnace and air conditioner, 5 years old
- Updated kitchen, new oak hardwood floors, new carpets
- Bedrooms and closets updated
- Kitchen and laundry appliances, 5 years old
- Newer master bedroom ensuite bathroom
- Newer asphalt fiberglass shingle roof, 5 years old
- Park-like back yard oasis, expansive lawn, rock landscaping walls, private lounging patio
- Fenced and surrounded in mature trees and perennial plantings
- Water feature with stream and water fall, rock landscaping walls, "bubbling" rock fountain
- Parking for RV or boat
- Built-in sound, built-in vacuum
- Shed, 8 ft. x 28 ft. provides additional storage
- On city water, new system 2020
- Septic, recently pumped, serviced June 2020
- Painted whole house, exterior and interior

### **Salt Water Pool**

- 8 ft. at the deep end with diving board
- Newer gas pool heater
- South west exposure ensures pool is splashed in sunshine all day long

### **Triple Garage**

- 2 overhead doors, 2 exterior man doors (one to the front of the home and one to the side yard)
- Work bench
- Storage room
- 3-Piece Pool Bathroom - accessed from the exterior side door of the garage

### **Foyer**

- Welcoming entry to the open design of the great room
- Tile floor, vaulted ceiling, 12'6 in height
- Guest coat closet
- Double paneled front entry doors with transom window above and side lights

### **Great Room**

- Dramatic vaulted ceiling, 13'6 in height
- Showcases gas fireplace with contemporary flair, tile surround & windows flanking each side



## **Great Room Cont'd**

- Windows embrace the beauty of the back yard
- Half wall with granite surface defines this living area
- 2 recessed art niches

## **Kitchen**

- Newer kitchen with spacious dining area, sliding glass door lead out to the pool and patio
- Island with stunning quartz surface “waterfall” edge
- Quartz surface counters with full quartz surface back splash
- White lacquered cabinets in a sleek modern design, soft close drawers, stainless hardware
- pull outs
- Upper units are easily accessed with a touch opening mechanism, under cabinet lighting
- Large Blanco white composite granite sink, gas range plus built-in oven
- Recessed lighting
- Pantry closet

## **Dining**

- Open concept with the kitchen, tray ceiling, modern light fixture over the table
- Sliding glass door leads to the pool patio and outdoor BBQ area

## **Family Room**

- Open design with the kitchen and dining area, with a step down
- Wall of windows embraces the beauty of the back yard and pool
- Gas fireplace with full wall of tile surround
- Hardwood floor, recessed lights, tray ceiling

## **Office**

- Double doors to enter
- Located off the foyer, cheerful workspace with east exposure
- Hardwood floor, California shutters, track lighting

## **Den**

- Open to the foyer and great room
- Recessed lighting, California shutters

## **2-Piece Powder Room**

- Tile floor

## **Master Bedroom**

- Double doors to enter
- Sliding glass door to the hot tub and pool
- Serene views of the expansive back yard and distant views of the lake
- 3-way gas fireplace shared with the ensuite bathroom
- Large walk-in closet with built-in organizers

### **5-Piece Ensuite Bathroom**

- Stunning spa-inspired bathroom, heated tile floor, sky light, 2 sinks, quartz surface counter
- Under cabinet auto lights, tile behind the mirrors
- Free standing soaker tub with full tile wall, tile walk-in shower with seamless glass enclosure, rain and wand shower heads
- Heated towel rack

### **Laundry Room**

- Cabinets, sink, quartz counter with white subway tile back splash, closet
- Door to the side yard

### **Updated 3-Piece Pool Bathroom**

- In the garage and accessed from the side yard that leads to the backyard and pool
- Walk-in shower, electric heat

### **Upper Level**

- Carpeted stairs, wood banister with wood spindles
- Large skylight over the stairwell

### **4 Bedrooms**

- Great family layout with 2 Jack/Jill ensuite bathrooms

#### **Bedroom 1**

- South facing, carpet, closet

#### **Jack/Jill 3-Piece Ensuite Shared With Bedroom 1 & 2**

- Skylight, walk-in tile shower

#### **Bedroom 2**

- Views the front yard, carpet, closet, California shutters

#### **Bedroom 3**

- Overlooks the peaceful back yard and pool
- Corner window, lakeview in the distance
- Carpet, closet

#### **Jack/Jill 5-Piece Ensuite Shared With Bedroom 3 & 4**

- Skylight, tub/shower combo, 2 sinks

#### **Bedroom 4**

- Southeast exposure
- Carpet, closet

4350 BEDFORD ROAD

---



**LISTED BY JODI HUBER**

C: 250-718-7802

T: 250-866-0088

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

**Unison**

JANE HOFFMAN REALTY

---

**JANE HOFFMAN REALTY**

[janehoffman.com](http://janehoffman.com) | 250-866-0088



**JANE HOFFMAN**

REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

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