



JANE HOFFMAN
REALTY

FAMILY HOME ON LARGE PRIVATE LOT ACROSS THE STREET FROM THE LAKE



PROUDLY MARKETED BY PAUL HEINRICH

4397 Hobson Road
Kelowna, BC



WELCOME TO 4397 HOBSON ROAD

Incredible location in the desirable Hobson Road community directly across the street from Sarsons Beach. This gorgeous rancher on large lot seamlessly balances comfort and luxury to create a stunning livable home. Upon entry you'll immediately notice the craftsmanship throughout from the crown molding to the rock work around the fireplace to the custom cabinetry in the kitchen with contrasting white quartz countertops. The layout of this home transitions effortlessly from one room to the next.

A formal dining area off the living room is fabulous for entertaining while the open concept kitchen and dining nook create an ideal space for gathering in the heart of the home. The professional appliance package is sure to impress any chef. French doors off the dining nook lead to the outdoor living area with a covered patio, hot tub, and full outdoor kitchen all surrounded by mature cedars creating a private outdoor oasis. One wing of the home features a primary retreat with a 4-piece ensuite bath, and two additional bedrooms. On the other wing is a spacious family and games room that's a great space to curl up for a movie. A double-sided fireplace sets the ambiance for entertaining.

A guest quarters with a 2-piece bath is on the upper level and boasts stunning lake views. Spacious crawl space excellent for storage with easy access to the mechanical systems. Oversized two car garage. Being directly across the street from the lake you'll enjoy the many perks of Okanagan living.

Listing Agent - Paul Heinrich | Contact paul@janehoffman.com or 250-717-7345

DETAILS

Address	4397 Hobson Road Kelowna, BC	Bedrooms	4
		Bathrooms	4 Full
		Finished Area	3927 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.33 Acre, 130 ft. x 195 ft.	Year Built	1976
Water	Municipal	Exterior	Hardie Board
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Lakeview	Heating	Natural Gas Forced Air
Main Level	3444 sq. ft.	Cooling	Central Air
Upper Level	483 sq. ft.	Fireplaces	3, Gas, Wood, Fireplaces
Crawl Space		Garage/Driveway	Attached Oversize Double
		Foundation	Concrete

Room Sizes – Main Level

Living Room: 23 2 x 14 11
Kitchen: 21 1 x 30 3
Dining Room: 21 x 15 5
Family Room: 26 10 x 29 8
Primary Bedroom: 16 3 x 18 10
Full Ensuite Bath: 7 7 x 11 11
Bedroom: 9 11 x 12 1
Bedroom: 9 10 x 15 6
Full Bathroom: 8 8 x 7 1
Full Bathroom: 8 11 x 7 6
Laundry: 14 x 20 7
Mud Room: 16 x 5 11
Den / Office: 13 8 x 13 11
Garage: 23 8 x 34 8

Room Sizes – Upper Level

Bedroom: 17 10 x 24 10
2-Piece Bathroom: 6 2 x 6 10

Inclusions

- Bosch front load washer/dryer
- Fulgor Milano built in oven x2
- Gaggenau gas cooktop
- Sub-Zero refrigerator
- Bosch dishwasher
- Thermador wine chiller
- Panasonic microwave
- Ice making machine

Mechanical

- NuHeat in floor heating
- DSC security system
- John Wood hot water tank
- Lennox furnace
- LiftMaster garage door opener
- CanaVac central vaccine system
- KwikDial irrigation
- SONOS surround sound

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.















EXCEPTIONAL FEATURES

- Enjoy this well kept family home located on sought after Hobson Road with direct access to Sarsons Beach and Okanagan Lake
- Fully irrigated and landscaped grounds with a large private backyard for the whole family to enjoy
- The backyard features a fully covered outdoor kitchen great for summer evenings, a sunken hot tub, storage shed and mature landscaping
- Oversized double garage with concrete driveway surrounded by cedar hedges
- Over 3900 sq. ft. of quality living space with 4 bedrooms and 4 bathrooms
- Gourmet kitchen offers a luxurious stainless steel appliance package, adjacent wine room, access to the backyard dining and an open design with the main living areas
- Massive crawl space that is easy to access and spans across the whole footprint of the home
- Located across the street from the lake you can enjoy the many perks of Okanagan Lakeside Living
- A great family home with close proximity to multiple schools, services, shopping amenities and restaurants
- The bedroom/flex space above the garage captures views of Sarsons Beach and Okanagan Lake
- Quality craftsmanship throughout from the crown molding to the rock work around the fireplace to the custom cabinetry in the kitchen with contrasting white quartz countertops

Foyer

- Spacious foyer with tile flooring and a seamless transition to the main living spaces
- Solid wood door with privacy window

3-Piece Bathroom

- Convenient to the Den/Office and Family Room
- Granite counter with undermount sink, tiled shower with hand wand shower head

Den/Office

- Room for 2 work stations with countertop space, built-in open shelving, drawers and cabinets, cozy fireplace
- Large windows provide a bright environment with views to the landscaped front yard
- Ceiling beams, recessed lighting and crown molding, wood shutter blinds

Dining Room

- Formal dining room can easily seat up to 6 people and offers the possibility for more
- Hardwood flooring, recessed lighting and transom windows to the office space
- Open design with the rest of the main floor to enjoy entertaining friends and family

Living Room

- The main living area is located in the heart of the home with large windows overlooking the manicured, lushly landscaped backyard
- Wood burning fireplace with gas line lighter features floor to ceiling stone surround, wood display mantel and raised hearth
- Surround sound, recessed lighting, hardwood flooring and crown molding
- Conveniently located adjacent to the kitchen

Kitchen

- Chef inspired kitchen equipped with professional grade stainless steel appliance package
- The main centre island counter top has a thick slab of quartz

- Quality wood cabinetry throughout with plenty of storage Off the kitchen is a chilled wine room with track lighting and secure access
- Recessed lighting
- Breakfast nook off the kitchen that overlooks the manicured backyard
- Built-in desk space

Family Room /Games Room

- Large games room off the kitchen that can easily accommodate a full size pool table
- Double facing gas fireplace shared with the family room
- Surround sound and recessed lighting
- Space for mounted media above the fireplace
- Relax and unwind with one of your favourite shows in the family room area while enjoying the comforts from the double sided fireplace

Bedrooms 1 & 2

- Both bedroom have views to the front yard
- Hardwood flooring, closets with French style doors
- Conveniently located to the full 4-piece bathroom

4-Piece Bathroom

- Vanity with quartz counter, undermount sink and mounted mirror with bar lighting above
- Acrylic tub/shower combo with tile surround
- Built-in shelving unit for linens and extra storage

Primary Bedroom

- The primary suite offers easy French door access to the outdoor living space and hot tub
- Lots of natural light, hardwood flooring and recessed lighting
- Walk in closet offers drawers, hanging rails and additional storage

4-Piece Bathroom

- His and hers separate vanities with quartz counters, undermount sinks and quality cabinetry
- Cozy heated tile flooring, easy access to the hot tub
- Seamless glass and tile walk in steamer shower with waterfall shower head, recessed lighting and wall niche for shower products
- Pocket door to privacy toilet room with built in shelving

Laundry Room

- Open and bright room with utility sink, garden window, great for plants, lots of tiled countertop space and storage cabinetry, drop down glass and metal light fixtures, recessed lights
- Heated tile flooring, direct access to the oversized double garage

Above Garage

Bedroom 4 + 3-Piece Ensuite

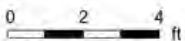
- Oversized bedroom with stunning views of Sarsons Beach and Okanagan Lake
- Carpeted flooring, lots of windows provide natural light
- This space could have multiple uses
- Vaulted ceiling provides an open, airy feeling
- Walk in closet with built in drawers and hanging rails
- Full bathroom features tile flooring, acrylic walk-in shower, sink with mounted mirror above

4397 Hobson Rd, Kelowna, BC

Main Floor Exterior Area 3444.47 sq ft
 Interior Area 3294.14 sq ft
 Excluded Area 741.40 sq ft



Upper Floor Exterior Area 483.15 sq ft
 Interior Area 434.53 sq ft
 Excluded Area 38.06 sq ft

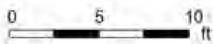
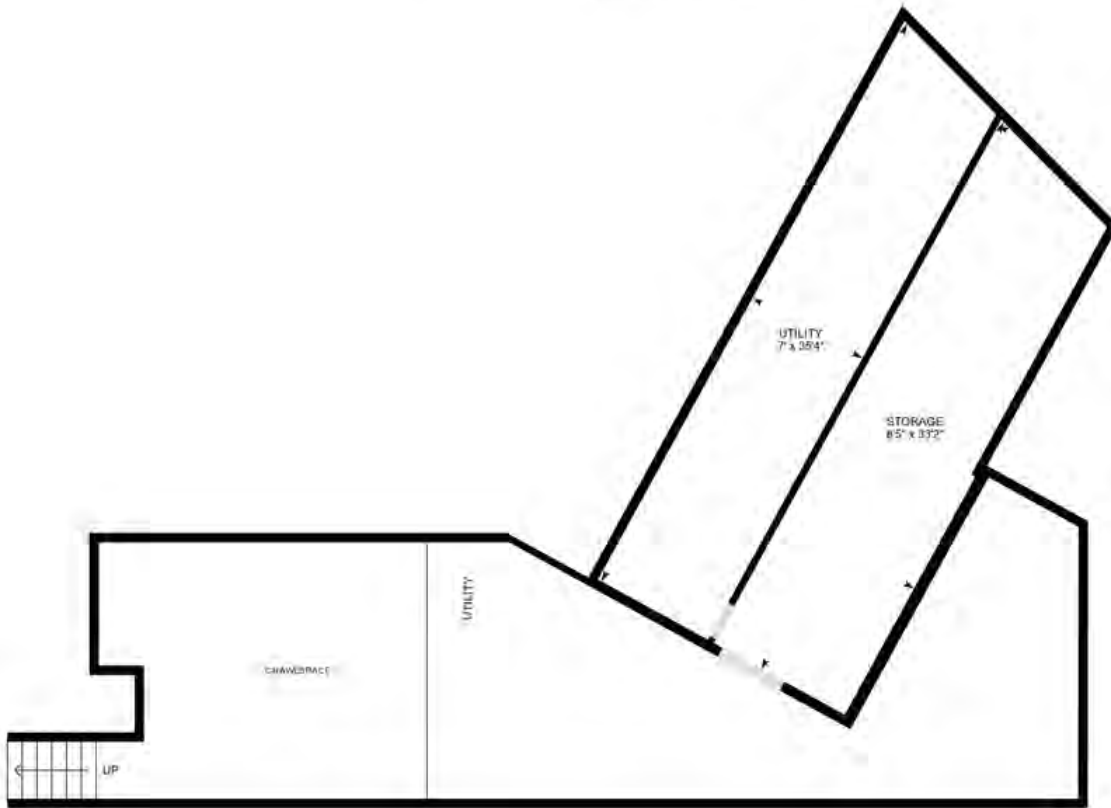


PREPARED: 2023/04/08



4397 Hobson Rd, Kelowna, BC

Crawlspace (Below Grade) Exterior Area 104.54 sq ft
Excluded Area 1201.88 sq ft



PREPARED: 2023/04/08



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.





LISTED BY PAUL HEINRICH

C: 250-717-7345

T: 250-866-0088

E: paul@janehoffman.com

**Unison**

JANE HOFFMAN REALTY



JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM