



JANE HOFFMAN REALTY

# SPECTACULAR PANORAMIC VIEWS



**LAKEVIEW HEIGHTS**

**1238 McCallum Road,  
West Kelowna, BC**

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## DETAILS

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<b>MLS#</b>	10305408	<b>Bedrooms</b>	4
<b>Address</b>	1238 McCallum Road West Kelowna, BC	<b>Bathrooms</b>	3
		<b>Finished Area</b>	2313 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	0.29 acre	<b>Year Built</b>	1994
<b>Water</b>	Municipal	<b>Exterior</b>	Stucco
<b>Sewer</b>	City Sewer	<b>Cooling</b>	Central Air
<b>Taxes</b>	\$4519.440 (2023)	<b>Heating</b>	Natural Gas
<b>Views</b>	Lake, City, Valley, Mountain	<b>Ownership</b>	Freehold

## ROOM SIZES

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### MAIN LEVEL

3pc Ensuite: 8'3" x 8'2" | 65 sq ft  
4pc Bath: 7'11" x 9'2" | 73 sq ft  
Bedroom: 9'5" x 12'1" | 113 sq ft  
Breakfast: 8'10" x 13' | 111 sq ft  
Dining: 13'7" x 8'5" | 113 sq ft  
Gym: 11'2" x 9'3" | 99 sq ft  
Kitchen: 14'2" x 9'1" | 129 sq ft  
Living: 17'4" x 17'11" | 259 sq ft  
Office: 9'4" x 6' | 56 sq ft  
Pantry: 7'6" x 7'4" | 55 sq ft  
Primary: 16'7" x 14'11" | 171 sq ft

### LOWER LEVEL

3pc Bath: 12'2" x 8'2" | 90 sq ft  
Bedroom: 13'3" x 8'10" | 111 sq ft  
Bedroom: 8'4" x 10'11" | 86 sq ft  
Foyer: 9'6" x 6' | 57 sq ft  
Kitchen: 7'11" x 11'11" | 94 sq ft  
Rec Room: 13'4" x 18'10" | 165 sq ft  
Utility: 4'10" x 13'1" | 64 sq ft

*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.



## CHARMING & UPDATED LAKEVIEW HEIGHTS HOME

A charming, updated 4 bedroom and den, 3-bathroom home in Lakeview Heights featuring phenomenal 180-degree panoramic views of Lake Okanagan and the lights of Upper Mission in Kelowna.

The home's main level has been remodeled with an open and inviting kitchen and dining room with many windows for natural light and to take in the spectacular views. The kitchen was remodeled in 2017 and features a large and long island with stainless steel appliances. The rest of the main floor features a 3-piece washroom that was remodeled in 2023 that includes a new washer and dryer. An updated primary bedroom ensuite that was remodeled in 2023, a large primary bedroom with vaulted ceilings and a beautiful deck to enjoy the views. There is also a bedroom with a large walk-in closet, a den that could be used as another bedroom and a small party/mudroom by the front door.

By adding an oven/stove to the lower level it could be closed off at the stairs and be used as mortgage helper, 2-bedroom suite with its own washer and dryer in the lower level bathroom. Or left open as one home the lower level can be a great space for older children to have their own space with their own laundry on that level.

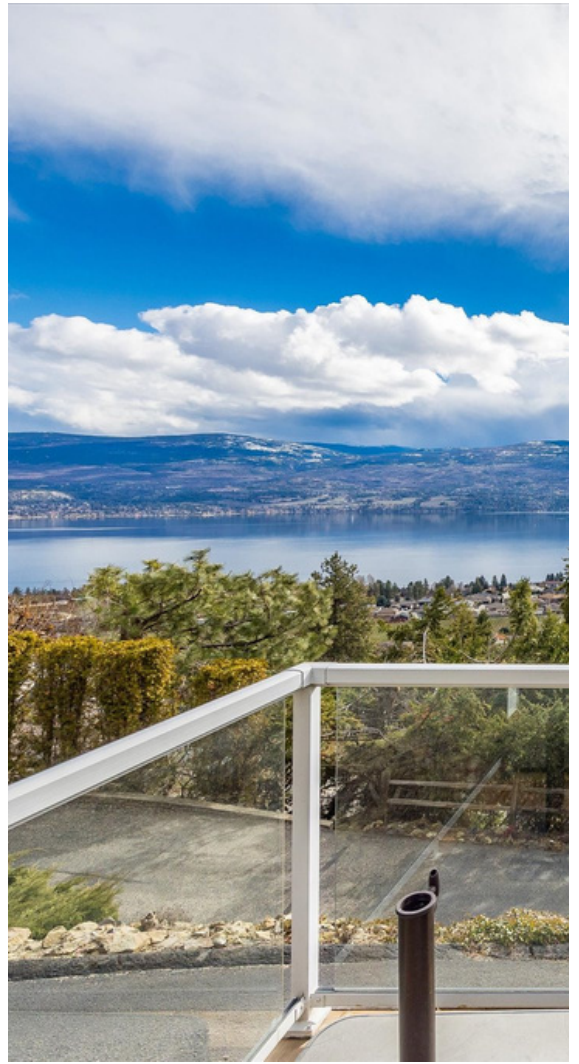
The upper yard features two walking paths up to the level grass space with storage shed and fire pit.

This home also features a new furnace, air conditioning unit and hot water tank in 2023 and has had all of the poly B plumbing removed. It's ready for you to just move in and enjoy.

This home is located close to the West Kelowna wine trail with many wineries and restaurants close by and the home is in a central location for quick access to West Kelowna amenities.

**Listing Agent Tyler Bouck PREC** | Contact [tyler@janehoffman.com](mailto:tyler@janehoffman.com) or 250-317-4558









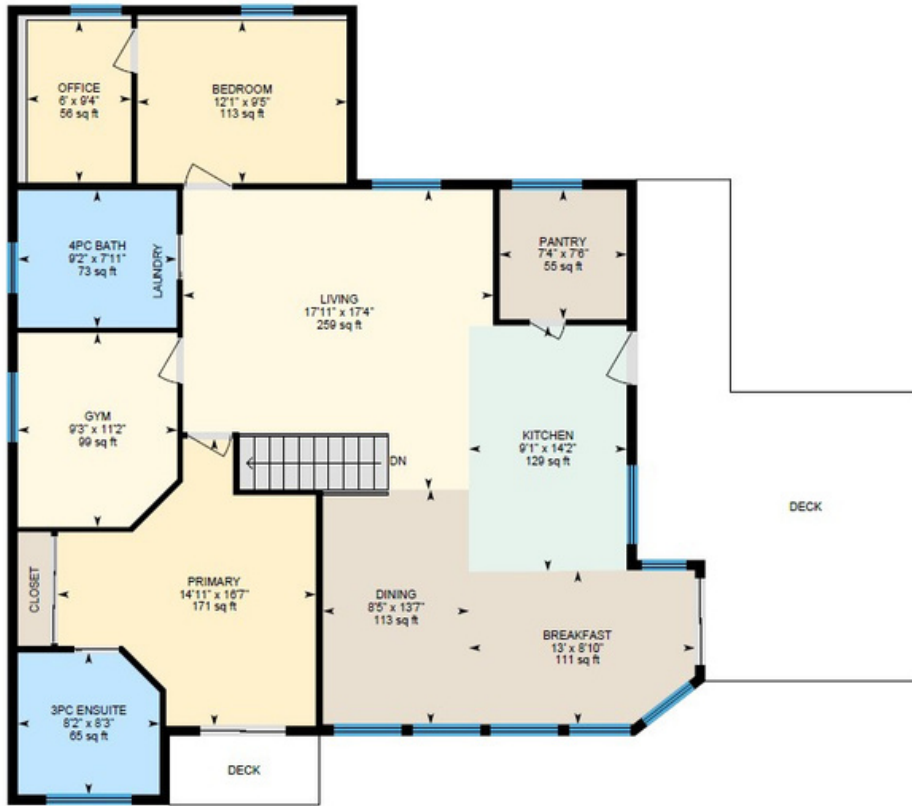




# FLOOR PLAN - MAIN FLOOR

## 1238 McCallum Rd, West Kelowna, BC

Main Level Exterior Area 1439.59 sq ft  
Interior Area 1341.17 sq ft



PREPARED: 2024/02/27



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.

# FLOOR PLAN - LOWER LEVEL

## 1238 McCallum Rd, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 874.54 sq ft  
Interior Area 798.14 sq ft



PREPARED: 2024/02/27



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:

- Updated furnace, air conditioning unit and hot water tank in 2023.
- Full kitchen remodel in 2017 including large island with farm house sink, new stainless steel appliances including gas stove and new window behind gas stove that opens up onto deck.
- Updated upstairs bathroom and primary bedroom ensuite in 2023 with brand new Thin Q LG washer and dryer in upstairs 3 piece washroom.
- Ability to keep lower level as is and use as full house or lock off at stairs to create a 2 bedroom in-law suite/mortgage helper by adding an oven/stove. (Hook up behind lower fridge).
- New laundry in lower level bathroom in 2023 which has also been updated in past few years.
- Level yard space at top of lot with fire pit, storage shed that show the beautiful view.
- Walking distance to The Hatch, Quails Gate Winery, Mount Boucherie Winery, Volcanic Hills Winery, The Hatching Post Brewery & Smokery.
- Central location to West Kelowna amenities.



**LISTED BY TYLER BOUCK**

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