



JANE HOFFMAN
REALTY

SPECTACULAR LAKEVIEW FAMILY HOME WITH POOL



PROUDLY MARKETING BY JANE HOFFMAN

359 Uplands Drive
Kelowna, BC

DETAILS

Address	359 Uplands Drive Kelowna, BC	Bedrooms	3
		Bathrooms	5, 3 Full, 2 Half
		Finished Area	6267 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.50 Acre	Year Built	2004
Views	Lake, Mountain	Exterior	Acrylic Stucco
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Forced Air
Main Level	3499 sq. ft.	Fireplaces	2 Gas Fireplaces
Above Main	935 sq. ft.	Cooling	Central Air
Upper Level	738 sq. ft.	Garage/Driveway	Attached 3-Car Garage
Lower Level	1096 sq. ft.	Foundation	Concrete
Ownership	Freehold		

Room Sizes - Main Level

Foyer: 20' 1 x 16'
Living Room: 31' x 17' 2
Family Room: 19' 2 x 16' 11
Kitchen: 15' 9 x 27' 10
Seryery: 8' 10 x 5' 7
Pantry: 6' 11 x 8'
Breakfast: 12' 1 x 21' 6
Dining Room: 14' 11 x 15' 10
2-Piece Bathroom: 6' 10 x 5' 2
Office: 9' 6 x 15' 1
Laundry: 7' 9 x 17' 2
Shed: 7' 3 x 7' 4

Room Sizes - Above Main

Primary Bedroom: 19' 10 x 22' 2
5-Piece Ensuite: 16' 7 x 17' 7
Walk-in Closet: 13' 5 x 12' 9
2-Piece Bathroom: 7' 6 x 5' 4

Room Sizes - Upper Level

Bedroom: 9' 9 x 14' 11
Bedroom: 13' 7 x 13' 5
4-Piece Bathroom: 11' x 9' 7

Room Sizes - Entry Level

Recreation Room: 19' 6 x 21'
Bar: 9' 6 x 10' 3
Gym: 14' 8 x 15' 6
3-Piece Bath: 6' 3 x 8' 3
Storage: 6' 2 x 19' 10
Utility Room: 9' 10 x 13' 4
Garage: 23' 11 x 36'
Workshop: 11' 2 x 19'
Garage: 45' 5 x 16' 4

Inclusions

Viking gas cooktop
Bosch wall oven (x2)
Bosch dishwasher
Viking warming drawer
Viking fridge/freezer
Hood vent
Microwave
Kenmore deep freezer
Maytag washer/dryer

Mechanical

Honeywell thermostat
Dsc security
Eureka central vac
American standard furnace
Defender water heater
Water softener

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 359 UPLAND DRIVE

Incredible family home in an established Upper Mission neighborhood, built by San Marc Homes. This thoughtfully designed, spacious home is perfect for a large family or those who enjoy entertaining.

The main level features a home office, a formal living and dining area, and off the kitchen, a cozy breakfast nook and family room. The gourmet kitchen offers an oversized center island, granite countertops, custom cabinets, professional appliances, a cold room, and a convenient built-in office space.

Step outside into your private outdoor paradise, with a concrete patio, a saltwater pool, and lush, mature landscaping creating a serene retreat. This is the ideal setting to enjoy Okanagan summer living.

The primary suite includes a private seating area overlooking the pool, a spa inspired ensuite, and a custom walk-in closet. The upper level offers two more bedrooms with a shared bath, perfect for family or guests. The lower level is perfect for entertaining, with a spacious rec room large enough for a pool table, a wet bar for social gatherings, and space for a home gym.

The property also boasts a 3-car garage plus a separate attached garage designed for your RV or boat. This is an excellent opportunity to own a well-appointed home that combines luxury and functionality in a coveted location.

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

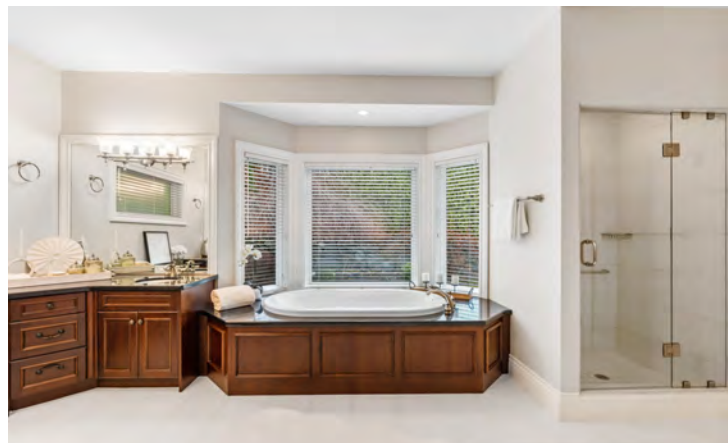














359 Uplands Dr, Kelowna, BC

Main Floor Exterior Area 3498.55 sq ft
Interior Area 3297.57 sq ft
Excluded Area 87.14 sq ft



PREPARED: 2024/04/19

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.

359 Uplands Dr, Kelowna, BC

1st Floor Exterior Area 934.58 sq ft
Interior Area 860.82 sq ft



PREPARED: 2024/04/19



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359 Uplands Dr, Kelowna, BC

2nd Floor Exterior Area 738.41 sq ft
Interior Area 657.96 sq ft
Excluded Area 356.31 sq ft



PREPARED: 2024/04/19



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359 Uplands Dr, Kelowna, BC

Lower Level Exterior Area 1095.75 sq ft
Interior Area 988.87 sq ft
Excluded Area 1811.41 sq ft



PREPARED: 2024/04/19



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.



DETAILED FEATURES

Exceptional Features

- This home is located in a desirable area of Upper Mission
- Built-by reputable San Marc Homes with over 6200 sq. ft. of luxury living
- Spectacular kitchen with stainless steel appliances and a spacious walk-in pantry
- Cold room off the pantry would be suitable for storing wine
- High ceiling throughout the home with approximately 18 ft. ceilings in the main entrance
- Oversized three car garage with attached workshop – and second attached garage designed for an RV or boat
- Large windows throughout the home provide natural light and showcase the views
- Hardwood flooring through most of the home
- All Andersen windows
- Grand primary suite
- Live plants off the kitchen with a built-in watering system
- Fully landscaped with a private backyard perfect for entertaining with BBQ hook-up, ample outdoor lounging and a saltwater pool
- This is an excellent opportunity to own a home that combines luxury and functionality in a sought-after location
- Located near schools, wineries, golf courses, and close to all Kelowna amenities

Outdoor Living

- 36' x18' salt-water pool, 8 ft. at deep end with diving board and ladder
- Pool equipment storage shed
- Fully landscaped with lots of backyard privacy
- Electric awning on poolside patio
- Gas hook-up for a BBQ
- Beautiful waterfall feature

Foyer

- Bright and airy entry, the front door has glass side panels and vaulted transom window above
- Grand foyer with soaring ceilings that open to the upper level, approximately 18 ft. ceiling accented by beautiful chandelier
- Spacious coat closet
- Hardwood flooring

Living Room

- 9 ft. ceilings with crown mouldings create a spacious appeal
- Multiple windows including a tall vaulted window allow lots of natural light to flow into the room
- Feature wall is beautifully accented with a gas fireplace
- Scenic views from this room overlooking the mountains and Okanagan Lake
- Access through glass doors to the outdoor deck off the front of the house

Dining Room

- Large formal dining room, convenient to the kitchen
- Room for a large table accented by an elegant chandelier
- Crown mouldings, recessed alcove for dining hutch
- Nearly floor to ceiling window with views of the backyard and pool

Kitchen

- Wood shaker-style cabinetry, granite countertops
- Functionality is enhanced by stainless steel appliances
- Center island with undermount sink and built-in fan for the stove top – when in use will be up then hidden, has 4 speed settings, ample cabinetry
- Under cabinet task lighting
- Double undermount sink below large window that captures views of the backyard
- Spacious pantry with lots of storage plus adjacent cold room
- Bar area nestled between the kitchen and family room with built-in wine racks, undermount sink, and upper and lower cabinetry
- Breakfast room adjacent to the kitchen with stained glass chandelier over the table, surrounded by windows viewing the backyard oasis
- Seamless transition to the backyard through sliding glass patio doors, perfect for extending entertaining outdoors

Family Room

- Vaulted ceiling
- Two-sided floor to ceiling gas fireplace with recessed display alcove above
- Beautiful lighted entertainment cabinetry with room for a large TV, upper display cabinets and lower storage cabinets
- Large windows capture the views

Laundry

- Spacious laundry room
- Front load washer/dryer, tile flooring
- Abundant upper and lower cabinetry, wash sink, folding counter
- Built-in desk area perfect for a sewing station

Office

- Built-in wood desk, with matching wall mounted cabinetry
- Large window, wood feature wall

Main Level 2-Piece Bathroom

- Cabinet with decorative round sink, wall mounted mirror with wall sconce lights on each side

Upper Level Bedrooms

- Primary bedroom features, bay window, access to the backyard, a spacious walk-in closet, and a 5-piece ensuite
- Two additional bedrooms with large windows, swivel out media with closets on each side

Upper Level Bathrooms

- 2-piece powder room with pedestal sink, wall mounted mirror with wall sconce lights on each side, window
- 5-piece ensuite attached to the primary features, soaker tub, vanity with two undermount sinks, two wall mounted mirrors with built-in light fixtures, tile flooring, bay window, and a glass and tiled shower
- 4-piece bath shared with two bedrooms features a vanity with granite counters and an undermount sink, wall mounted mirror with built-in light fixture, a free-standing tub, and a glass and tiled shower

Recreation Room/Gym and 2-Piece Bathroom

- Carpeted flooring
- Recessed lighting, large windows provide lots of natural light
- Built-in bar with beverage fridge, wood cabinetry, and undermount sink
- Room for pool table in the center of the space accented by a stained glass light fixture
- Adjacent gym area
- 2-piece bathroom with pedestal sink, cabinet with mirror above sink and wall sconce lights on each side of the mirror
- Access to garage and RV parking from this space





LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

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250-866-0088

JANEHOFFMAN.COM