



JANE HOFFMAN
REALTY

CUSTOM HOME WITH SWEEPING VIEWS ON LARGE PRIVATE LOT



MARKETED BY DEAN SIMONELLI

998 Skeena Drive
Kelowna, BC

DETAILS

Address	998 Skeena Drive Kelowna, BC	Bedrooms	4
		Bathrooms	5, 3 full, 2 half
		Finished Area	5290 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.28 Acre	Year Built	2019
Main Level	2034 sq. ft.	Exterior	Stucco, Brick
Upper Level	1203 sq. ft.	Roof	Tile
Lower Level	2053 sq. ft.	Heating	Natural Gas Forced Air
View	Mountain	Cooling	Central Air
Water	Municipal	Fireplaces	3 Gas Fireplaces
Sewer	Connected	Garage/Driveway	Attached Triple
		Ownership	Freehold
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 21'4 x 18'0
Dining Room: 10'11 x 11'2
Kitchen: 25'7 x 18'10
Pantry: 8'0 x 6'3
2-Piece Bathroom: 6'7 x 7'10
Bedroom: 15'11 x 13'1
Den: 13'11 x 14'0
2-Piece Bathroom: 7'9 x 6'6
Laundry: 15'7 x 11'10
Storage Room: 8'0 x 7'10
Garage: 25'0 x 40'0

Room Sizes - Upper Level

Primary Bedroom: 22'1 x 20'8
5-Piece Ensuite Bath: 16'3 x 12'5
Walk-in Closet: 21'8 x 11'6
Office: 11'6 x 13'0
Storage Room: 10'11 x 13'5

Room Sizes - Lower Level

Family Room: 21'6" x 18'7"
Kitchen: 9'3 x 8'11
Wine Cellar: 11'1" x 20'1"
Bedroom: 11'10 x 14'11
4-Piece Ensuite Bath: 11'1 x 6'1
Gym: 10'11" x 16'2"
Bedroom: 15'6" x 14'0"
4-Piece Bathroom: 9'8 x 8'4
Storage Room: 11'6 x 8'6
Workshop: 18'4 x 8'11

Inclusions

- Bosch dishwasher
- KitchenAid refrigerator
- KitchenAid electric cooktop
- KitchenAid wall oven
- KitchenAid wall microwave
- KitchenAid washer and dryer
- GE microwave
- GE oven
- GE refrigerator
- LG washer and dryer

Mechanical

- Rheem 60 gallon hot water tank (2021) transferrable 12 yr. warranty
- Trane air conditioner (2020)
- Trane thermostat
- 200-amp service panel
- Eureka central vacuum
- Separate wine cellar climate control

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 998 SKEENA DRIVE

Perched at the very top of Skeena Drive, this over 4,300 SQFT custom-built residence offers an incredible vantage point with sweeping views of the valley, lake, and city lights. Thoughtfully designed to embrace its surroundings, the home features expansive windows and 2 covered decks, perfect for enjoying both sunrises and sunsets. Inside, the home offers 4 beds and 5 baths, with meticulous craftsmanship evident in every detail.

Custom built-ins and premium finishes throughout. The gourmet kitchen is ideal for gathering and entertaining, equipped with KitchenAid appliances, an expansive island, granite countertops, and a built-in wine rack. A butler's pantry enhances both storage and functionality, while the built-in media wall with a gas fireplace in the living area creates a warm and inviting ambiance.

The primary suite occupies its own private level, a true retreat featuring a massive walk-in closet, a spa-like ensuite with heated tile floors, a soaker tub, and an oversized shower. A bay window alcove provides the perfect place to unwind. Temp controlled, 3,000+ bottle wine room, a lower-level kitchenette for added flexibility, built-in surround sound, and a security system are a few highlights of this home. Set on a rare 0.28 acre lot in the heart of the city, this property provides the luxury of space and privacy with the convenience of urban amenities close by. A large triple garage and additional parking ensure ample room for vehicles and guests.

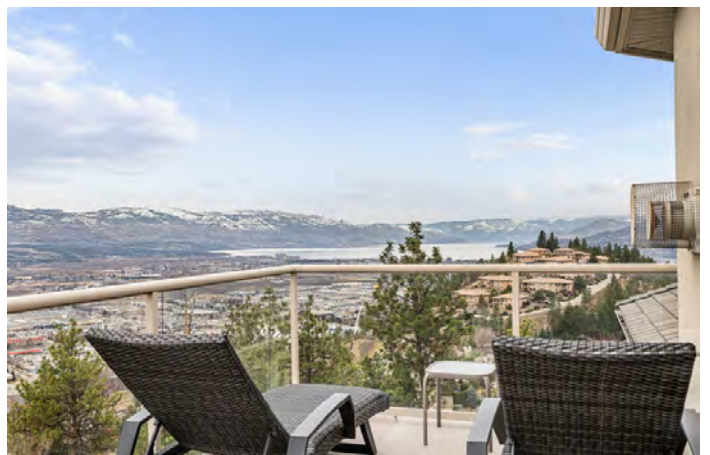
Listing Agent Dean Simonelli | Contact dean@janehoffman.com or 250-863-6300













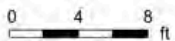


998 Skeena Dr, Kelowna, BC

Main Floor Exterior Area 2034.03 sq ft
 Interior Area 1902.44 sq ft
 Excluded Area 1039.61 sq ft



Upper Level Exterior Area 1202.84 sq ft
 Interior Area 1083.90 sq ft
 Excluded Area 122.54 sq ft



PREPARED: 2025/03/12



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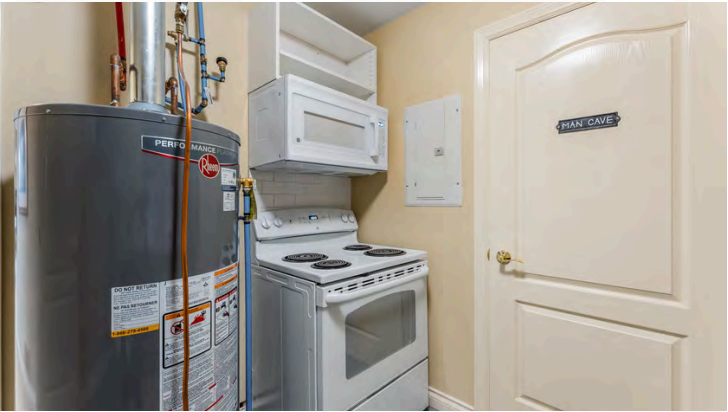
Lower Level (Below Grade) Exterior Area 2053.14 sq ft
Interior Area 1921.53 sq ft
Excluded Area 7.31 sq ft



PREPARED: 2025/03/12



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

- Stunning custom-built residence perched at the top of Skeena Drive
- Over 4300 sq. ft. with 4 bedrooms and 5 bathrooms
- Boasts expansive windows and three decks to enjoy both sunrises and sunsets
- Meticulous craftsmanship is evident in every detail, including custom built-ins and premium finishes throughout
- Gourmet kitchen equipped with high end appliances, granite countertops, a large island, and a butler's pantry
- Private primary suite occupying its own level with a spa-inspired ensuite, walk-in closet, cozy bay window alcove and two balconies
- Living room with an open-concept design featuring a built-in media wall, gas fireplace, and abundant natural light
- Lower level features a kitchenette, additional bedrooms, and a separate gym or workshop area
- Expansive temperature-controlled wine room with custom storage for over 3000 bottles
- Spacious main floor deck spanning the length of the house including hook up for a BBQ and a built-in swing
- Lower-level covered patio and private back yard
- Oversized triple car garage with additional outdoor parking

Kitchen/Dining

- Gourmet kitchen includes high-end stainless-steel appliances and custom cabinetry
- Expansive kitchen island with granite counter tops and casual dining space for 4 people
- Butler's pantry with room for an extra refrigerator and ample storage space
- Built in desk space, wine rack and bar area
- Panoramic views of the surrounding mountains
- Rich toned hardwood floors
- Open concept with easy flow to the dining area
- Two large windows in the dining area provide ample natural light
- Sliding glass door access to the covered deck

Living

- Grand living room with custom floor-to-ceiling media wall
- A gas fireplace and plush carpets add to the warmth and inviting ambiance of the space
- Wall of windows provide an abundance of natural light
- Glass sliding doors access to the covered deck

Den

- Provides an additional semi-secluded seating area just off the main living room
- Perfect for a media room, reading nook or creative space
- Plush carpets and a large window facing the manicured front lawn

Laundry

- Spacious laundry room on the main floor between the kitchen and the garage
- Includes KitchenAid washer and dryer
- Built in counter with sink and folding space, upper and lower cabinetry

Main Level Bedroom

- Bedroom features glass double French doors to enter, plush carpets, and glass sliding door to the covered deck

Two Main Level Bathrooms

- 2-piece bath features tile floor, a pedestal sink with upper counter storage and a window with privacy glass
- A second 2-piece bath connected to the laundry room features, tile floor, a vanity with drop-in sink and a wall mounted mirror with bar lighting

Upper Level Bedroom

- Primary bedroom spanning the entire upper floor features a gas fireplace with raised hearth, sliding glass door access to a private balcony offering panoramic lake/valley views, an oversized walk-in closet with custom cabinetry and window plus a luxurious 5-piece ensuite bathroom
- Office space connected to the primary bedroom features glass double French doors, ample room for a workspace and storage and glass sliding door to private covered balcony

Upper Level Bathroom

- 5-piece ensuite in the primary bedroom features heated tile flooring, a double vanity with two drop-in sinks, a tiled-in oversized tub set beside two view windows and a frameless glass and tile shower

Lower Level

Family Room

- Located in the heart of the lower level, providing a bright and inviting space
- Includes a gas fireplace for added warmth and ambiance
- Direct access to the lower, covered patio and secluded back yard
- Just off the family room is a kitchenette complete with an electric range, microwave and upper and lower cabinetry with counter space and sink

Wine Cellar

- Temperature controlled, 3,000+ bottle wine room, custom wood wine storage spanning the entire room, features a charming arched wood entry door

Workshop/Gym

- Additional flex space on the lower level provides room for a home gym, project space or additional storage
- Provides separate access to the lower covered patio, includes an additional front load, LG washer and dryer

Two Lower Level Bedrooms

- Two bedrooms on this level both feature plush carpets, covered patio access, double door closets, and separate 4-piece ensuites

Two Lower Level Bathrooms

- 4-piece bath features, tile flooring, a spacious vanity with drop-in sink, and a tub/shower combination with sliding glass door
- 4-piece ensuite features, tile flooring, a pedestal sink with custom vanity surround, and a large shower with glass door



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