



JANE HOFFMAN  
REALTY

## LAKESHORE ESTATE ON LEVEL 0.49 ACRE LOT



PROUDLY MARKETING BY JANE HOFFMAN

**4458A Lakeland Road**  
**Kelowna, BC**

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# DETAILS

<b>Address</b>	4458A Lakeland Road	<b>Bedrooms</b>	3
	Kelowna, BC	<b>Bathrooms</b>	4, 3 Full, 1 Half
		<b>Finished Area</b>	3610 sq. ft.

# SPECIFICATIONS & FEATURES

<b>Lot Size</b>	0.49 Acre	<b>Year Built</b>	1990
<b>Water Frontage</b>	Approx. 105 ft.	<b>Exterior</b>	Stucco
<b>Water</b>	Municipal	<b>Roof</b>	Metal
<b>Sewer</b>	Connected	<b>Heating</b>	Forced Air
<b>Views</b>	Lake, Mountain, Valley	<b>Cooling</b>	Central Air
<b>Main Level</b>	3610 sq. ft.	<b>Fireplace</b>	1 Gas Fireplace
<b>Ownership</b>	Freehold	<b>Garage/Driveway</b>	Attached Triple Garage
		<b>Foundation</b>	Concrete

<b>Room Sizes</b>	<b>Room Sizes - Casita</b>	<b>Inclusions</b>
Foyer: 12'8 x 13'11	Bedroom: 17'1 x 16'1	<ul style="list-style-type: none"><li>• 2 Sub Zero refrigerated drawers</li><li>• Thermador refrigerator</li><li>• Thermador freezer</li><li>• Thermador wall oven</li><li>• KitchenAid range with gas cooktop</li><li>• Faber range hood vent</li><li>• 2 Fisher and Paykel dishwasher drawers</li><li>• Samsung front load washer</li><li>• Samsung dryer</li></ul>
Kitchen: 15'5 x 12'2	Full Bathroom: 7'11 x 5'6	
Nook: 11'7 x 15'10	Walk-in Closet: 6'11 x 5'6	
Coffee Bar: 11'1 x 13'4		
Dining: 21'0 x 9'1		
Living: 21'0 x 19'8		
Family: 14'6 x 15'7		
2- Piece Bath: 5'11 x 4'10		
Primary Bedroom: 16'4 x 13'6		
5- Piece Ensuite: 17'0 x 11'2		
Walk-in Closet: 12'11 x 10'2		<b>Mechanical</b> <ul style="list-style-type: none"><li>• Lutron lighting system</li><li>• Mvac central vacuum</li><li>• Navien hot water</li><li>• Daiken garage heating and cooling</li><li>• Honeywell security system</li></ul>
Bedroom: 13'11 x 15'5		
4- Piece Ensuite: 5'5 x 9'8		
Office: 13'0 x 13'1		
Laundry: 6'1 x 8'1		
Mud Room: 11'4 x 4'5		
Utility Room: 4'10 x 3'4		
Garage: 25'0 x 20'2		
Garage: 25'0 x 20'2		

**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 4458A LAKELAND ROAD

Rare offering on the shores of Okanagan Lake. This one-level lakeshore estate in Kelowna's coveted Lower Mission offers modern comfort with exceptional privacy. Set at the end of a quiet no-thru road, the .49-acre property boasts over 105 ft. of level beachfront, mature landscaping, and a shared dock with boat and Seadoo lifts. Spanning over 3,600 sq. ft, this 3-bedroom, 3-bath rancher with 1 bedroom/1 bath guest house is designed for effortless indoor-outdoor living, featuring floor-to-ceiling sliding doors and stunning lake views from nearly every room.

The gourmet kitchen is perfect for entertaining, complete with custom cabinetry, expansive counters, professional-grade appliances—including a gas range, double oven, and dual dishwashers plus a charming breakfast nook with lake views and patio access. The generous primary suite offers direct patio access, a spa-inspired ensuite, and a walk-in closet with a skylight and center island.

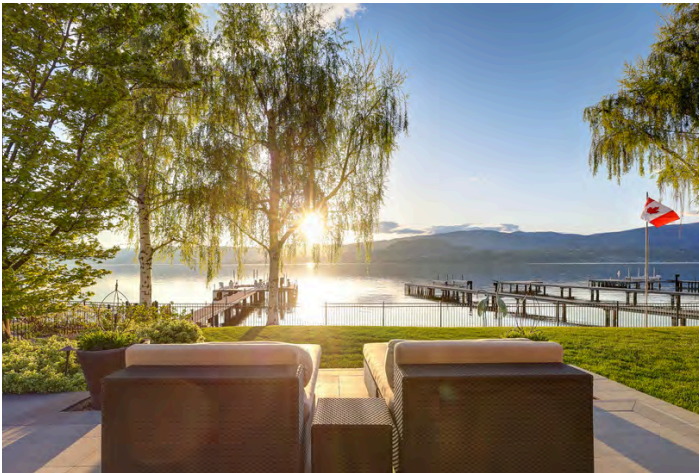
A detached guest casita with its own bed and bath provides the ideal retreat for visitors. Outside, the expansive patio with built-in BBQ, ceiling fan, and heaters sets the stage for lakeside gatherings.

Additional highlights include a triple garage, smart home features, heated floors, and a private hot tub. A rare opportunity to live lakeside in one of Kelowna's most sought-after neighbourhoods, just minutes to downtown, world-class wineries, and local golf courses.

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3 BED | 3.5 BATH | 3610 SQ.FT



4458a LAKELAND ROAD

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Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

### EXCEPTIONAL FEATURES

- Prime lakeshore location, situated on a 0.49-acre lot in Kelowna's coveted Lower Mission
- One level living spanning over 3,600 sq. ft, with 3 bedrooms and 4 baths
- Boasts over 105 ft. of level beachfront and unmatched vistas of Okanagan Lake & Valley
- Set at the end of a quiet no-thru road, providing both tranquility and privacy
- Open-concept layout featuring floor-to-ceiling sliding doors that capture stunning lake views from nearly every room
- Heated tile flooring throughout for added warmth and comfort
- Gourmet kitchen with custom cabinetry, a coffee bar, a breakfast nook with stunning lake views and a formal dining area
- Professional grade stainless steel appliances, including a gas range, double wall ovens, and refrigerator drawers
- Living room featuring soaring ceilings, floor to ceiling sliding glass doors and a custom-built media wall
- Primary suite retreat has direct patio access, a spa inspired ensuite and a walk-in closet complete with a skylight and centre island
- Detached guest casita with 1 bedroom and 1 bathroom providing privacy and comfort for guests
- Outside the expansive side patio with a built-in BBQ, ceiling fan and heaters set the stage for lakeside gatherings
- Spacious lake-facing patio with additional seating room and a hot tub with panoramic views completing this private backyard oasis
- Includes a shared dock equipped with boat and Seadoo lifts, facilitating easy access to Okanagan Lake
- Mature landscaping enhances the property's natural beauty and privacy
- Triple car garage provides ample space for parking and storage
- Just minutes from popular amenities including Summerhill Winery, Hotel Eldorado and nearby golf courses

### Kitchen/Dining

- Gourmet kitchen complete with custom soft-close cabinetry, expansive counter space and a built-in workstation
- Professional grade stainless steel appliances including, 2 refrigerator drawers, 2 dishwasher drawers and a double door wall oven
- Sun splashed breakfast nook features floor to ceiling bay windows and direct access to the covered patio
- Coffee bar space has a sink, custom cabinetry and bar seating for 2
- Formal dining area with panoramic lake and mountain views

### Living

- Plush carpets, soaring ceilings and floor to ceiling windows create a grand, inviting main living area
- Custom built media wall unit and built in speakers
- Seamless open concept flow to the dining room and kitchen

## **Family Room**

- Nestled in a corner wing of the home providing a quiet and peaceful space for relaxation or entertainment
- A large window and sliding glass door create a bright and airy environment
- A gas fireplace, wall mounted TV and built-in surround sound provide multiple entertainment options

## **Laundry**

- Conveniently located adjacent to the primary suite
- Built-in custom cabinetry, sink and countertop for added storage and folding space
- Includes a Samsung front load washer and dryer

## **Bedrooms**

- Primary bedroom features, plush carpets, sliding door access to the covered patio and lakefront, a spa-inspired 5-piece ensuite and a over sized walk-in closet with built in cabinetry
- Second bedroom features, a large window, two closets with sliding doors and a private 3-piece ensuite
- A third office/ bedroom features, plush carpets, two illuminating windows and a double door closet

## **Three Bathrooms**

- 5-piece ensuite in the primary bedroom features, a double vanity with 2 sinks and a built-in make-up station, a tiled-in soaker tub with tile surround set by a privacy window and an oversized glass door, tiled shower with glass block transom windows
- 3-piece ensuite in the second bedroom features, a vanity with an undermount sink, a wall mounted mirror and a tiled glass door shower, transom window
- 2-piece bath features, a vanity with a vessel sink and a wall mounted mirror, transom window

## **Detached Guest Casita**

- 1 bedroom and 1 bath detached casita provides the ideal retreat for visitors
- The bedroom has plush carpet, two large windows and a walk-in closet, all providing ample space and comfort
- 3-piece ensuite features tile flooring, a vanity with an undermount sink, a wall mounted mirror and a glass and tile walk-in glass shower

4458A LAKELAND ROAD

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**LISTED BY JANE HOFFMAN**

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The logo for Unison, featuring the word "Unison" in a serif font with a blue arc above it.

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