



JANE HOFFMAN
REALTY

PRIME LEVEL LAKESHORE - GOLDEN SANDY BEACH - DOCK



PROUDLY MARKETING BY JANE HOFFMAN

3264 Watt Road
Kelowna, BC

DETAILS

Address	3264 Watt Road Kelowna, BC	Bedrooms	5
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	3363 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.46 Acre	Year Built	1948, Updates
View	Lake, City, Mountain, Valley	Exterior	Brick, Wood Siding
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Heating	Natural Gas Forced Air
Main Level	2082 sq. ft.	Cooling	central Air
Upper Level	1281 sq. ft.	Fireplace	3 Fireplaces
Foundation	Concrete	Garage/Driveway	Detached Oversized Double Garage
Ownership	Freehold		

Room Sizes - Main Level

Foyer: 8'6" x 10'2"
Living Room: 28'5" x 15'6"
Breakfast Room Nook: 8'5" x 9'4"
Dining Room: 14'11" x 13'4"
Family Room: 18'1" x 14'7"
Kitchen: 15'3" x 13'5"
2-Piece Bath: 5'1" x 6'0"
Primary Bedroom: 20'9" x 14'4"
3-Piece Ensuite Bath: 7'5" x 8'5"
Laundry: 13'4" x 10'7"
Detached Garage: 30'11 x 22'10

Room Sizes - Upper Level

Bedroom: 12'2" x 16'6"
Bedroom: 11'10" x 17'4"
Bedroom: 8'4" x 10'2"
Bedroom: 22'11" x 13'1"
5-Piece Bath: 11'7" x 8'5"
Storage Room: 31'2" x 5'5"

Room Sizes - Basement

Storage Room: 8'0" x 12'10"
Storage Room: 19'4" x 9'1"

Inclusions

- Samsung refrigerator
- Samsung electric range
- Maytag dishwasher
- Gold Star microwave
- Whirlpool washer & dryer

Mechanical

- Force air furnace
- Tempstar A/C
- Tempstar heat pump
- Giant hot water tank (replaced in 2025)
- Nest thermostats
- DCS security panel
- Canna Vac central Vacuum
- Honeywell electric air filter
- 100-amp service panel

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 3264 WATT ROAD

Prime lakeshore living in Kelowna's Lower Mission. A rare offering of level lakeshore with spectacular "Hawaiian" golden sand in one of Kelowna's most coveted neighborhoods.

Set on 0.46 acres, this gated estate captures breathtaking lake, mountain, and city views with coveted southwest exposure. Designed for effortless indoor-outdoor living, the generous lakeside patio with a fireplace is perfect for evening entertaining.

The spacious living and dining rooms showcase uninterrupted lake views, while a cozy family room offers serene garden vistas.

The main level features a luxurious primary bed with ensuite, complemented by 4 additional bedrooms upstairs, ideal for hosting family and friends.

Enjoy the best of Okanagan living with a dock featuring composite decking and a boat lift, a 768 sq. ft. detached garage, and RV parking.

Mature landscaping, lush gardens, and a private, fenced setting create a true oasis just steps from the vibrant Pandosy Village.

An unparalleled opportunity to live the ultimate beach house lifestyle, walkable to shops, dining, schools, and amenities.

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













EXCEPTIONAL FEATURES

- Exclusive gated lakeshore estate, set on a large 0.46-acre lot with level access to lakefront living
- 5 bedroom, 3 bath home spanning over 3400 square feet across two levels
- Sweeping southwest-facing lake, mountain, city & valley views, enjoyed from the main living areas
- Spacious open concept living and dining rooms with uninterrupted lake views
- Cozy family room with serene garden views, offering intimate relaxation separate from main living areas
- Expansive main living room capturing stunning lake views with a cozy wood burning fireplace with a custom stone surround
- Entertainers' kitchen features ample cabinetry and a new Samsung electric range and refrigerator
- Multiple dining options include a formal dining room and a bright lakeview breakfast nook
- Spacious main-level primary suite with a 3-piece ensuite and expansive lakeview windows
- Four generous upper-level bedrooms, providing ample space for family and friends
- Solid construction with rich finishes, including brick exteriors, hardwood, tile, and vinyl flooring
- New vinyl plank flooring installed in 2024
- New hot water tank installed in 2025
- New refrigerator in 2023 and brand-new oven in 2025
- Primary ensuite shower re done in 2024
- Effortless indoor-outdoor flow with a generous lakeside patio featuring a built-in fireplace
- Private sandy beach frontage—a rare “Hawaiian” golden-sand beach unparalleled in Kelowna
- Self-contained lakeside dock with composite decking and boat lift—ready for summer enjoyment on the lake
- Detached 768 sq. ft. heated garage, offering exceptional workshop or storage flexibility
- Convenient parking, ideal for recreational vehicles, trailers, or boat trailers
- Gated entry and fully fenced grounds, ensuring privacy and security in a prestigious neighborhood
- Mature landscaping and lush gardens, creating a private oasis and low-maintenance retreat
- Convenient walkable location—just steps from vibrant Pandosy Village's shops, restaurants, schools, and transit

Living

- Expansive main living room is perfect for family gatherings and entertaining
- Three large lakeview windows provide an abundance of natural light
- A wood burning fireplace with stone surround and wood mantel for added warmth and ambience
- Seamless open concept flow to the formal dining room

Family Room

- Expansive bay windows bathe the room with an abundance of natural light
- A wood burning fireplace with floor to ceiling brick surround and raised hearth invites warm relaxation
- Rich toned hardwood floors and media cabinetry

Kitchen/Dining

- Ample cabinetry and counter space for easy preparation and meal service
- Includes newer stainless steel Samsung refrigerator and a brand-new stainless-steel Samsung electric range
- There is both a formal dining room and a bright breakfast nook
- Walk out access from the breakfast nook to the lakeside patio for easy al fresco dining

Laundry

- Expansive laundry room conveniently located on the main level
- Includes a Whirlpool washer and dryer
- Walk out access to the front yard and access to the basement level storage rooms

Main Level Bedroom

- Primary bedroom features vinyl plank flooring, an expansive wall closet, a large window with seating bench and a 3-piece ensuite

Two Main Level Bathrooms

- 3-piece bath in the primary bedroom features vinyl plank flooring, a vanity with a drop-in sink, a walk-in tiled shower with a glass door and a wall mounted mirror with overhead lighting
- 2-piece bath features a window with privacy glass, a vanity with a drop-in sink and a wall mounted mirror with overhead lighting

Four Upper Level Bedrooms

- Bedroom 1 features plush carpets, a double door closet, built-in shelving, an expansive lakeview window
- Bedroom 2 features plush carpets, a double door closet, built-in shelving and an expansive lakeview window
- Bedroom 3 features plush carpets, an expansive lakeview window and multiple built-in storage solutions
- Bedroom 4 features vaulted ceilings, carpet and an illuminating window

Upper Level Bathroom

- 5-piece bath features vinyl plank flooring, a vanity with 2 drop-in sinks, a window with privacy glass, a wall mounted mirror with overhead lighting and a tiled in tub/shower combination with a glass door



3264 Watt Rd, Kelowna, BC

Main Floor Exterior Area 2082.22 sq ft
Interior Area 1966.55 sq ft



PREPARED: 2025/06/12



3264 Watt Rd, Kelowna, BC

Upper Floor
Exterior Area 1281.17 sq ft
Interior Area 1189.65 sq ft
Excluded Area 29.99 sq ft

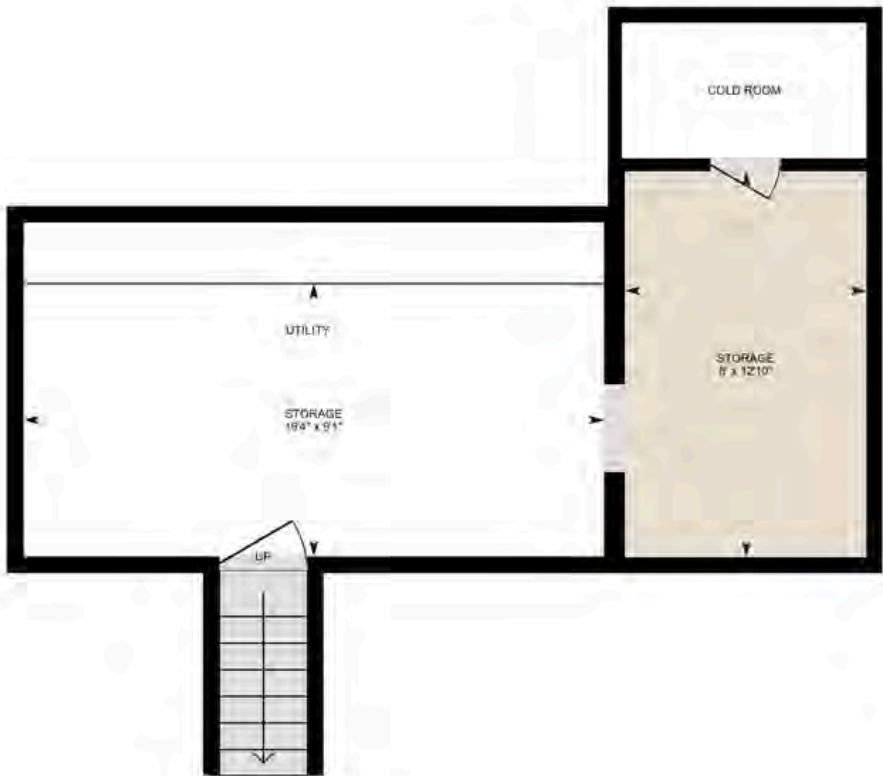


PREPARED: 2025/06/12

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.

3264 Watt Rd, Kelowna, BC

Basement (Below Grade) Exterior Area 189.45 sq ft
Interior Area 134.50 sq ft
Excluded Area 211.86 sq ft



Garage Excluded Area 706.33 sq ft



0 2 4 ft

PREPARED: 2025/06/12



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