



JANE HOFFMAN
REALTY

MODERN DESIGN - PRIME LEVEL LAKESHORE HOME



PROUDLY MARKETING BY JANE HOFFMAN

*1938 McDougall Street
Kelowna, BC*

DETAILS

Address	1938 McDougall Street	Bedrooms	4
	Kelowna, BC	Bathrooms	5, 4 Full, 1 Half
		Finished Area	4544 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.35 Acre	Year Built	2005, Updates
Views	Lake, City, Mountain, Valley,	Exterior	Stucco
	Bridge	Roof	Metal, Torch On
Water	Municipal	Heating	Forced Air, Radiant Floor, Heat Pump
Sewer	Connected	Cooling	Central Air, Heat Pump
Main Level	2068 sq. ft.	Fireplace	1 Gas Fireplace
Upper Level	2476 sq. ft.	Garage/Driveway	Attached Triple Garage, Carport
Ownership	Freehold	Foundation	Concrete

Room Sizes - Main Level

Foyer: 18'4 x 10'5
Living Room: 19'5 x 24'9
Kitchen: 23'6 x 22'0
Pantry: 12'2 x 7'5
Dining Room: 14'6 x 17'7
2-Piece Bathroom: 10'9 x 5'6
Office: 7'1 x 6'9
Laundry: 11'5 x 9'11
Garage: 16'3 x 11'8
3-Piece Bathroom: 6'9 x 8'8
Garage: 23'1 x 23'4

Room Sizes - Upper Level

Family Room: 14'7 x 25'1
Walk-in Closet: 8'5 x 13'5
Primary Bedroom: 15'9 x 17'1
Walk-in Closet: 10'1 x 6'8
5-Piece Ensuite Bath: 9'11 x 12'6
Bedroom: 13'5 x 15'8
3-Piece Bathroom: 11'6 x 12'9
Bedroom: 12'6 x 9'0
Bedroom: 10'11 x 24'1
Walk-in Closet: 9'8 x 8'4
4-Piece Bathroom: 9'8 x 6'10
Laundry: 5'11 x 11'4

Inclusions

- Grand Café outdoor cooktop
- Outdoor beverage refrigerator
- Napoleon built-in BBQ
- Miele gas range & hood vent
- Bosh wall oven & microwave
- Electrolux refrigerator & freezer
- Maytag dishwasher x2
- Viking beverage refrigerator
- LG refrigerator
- LG front load washer & dryer
- KitchenAid front load washer & dryer

Mechanical

- Keeprite furnace
- Central A/C
- John Wood hot water tank x2
- AO Smith hot water tank
- Honeywell thermostats
- Eureka central vacuum
- 200-amp service panel
- 125-amp & 100 amp sub panels

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 1938 MCDOUGALL STREET

Prime-level waterfront living in the heart of Kelowna—just minutes from the city's everyday conveniences. This beautifully renovated modern home captures the essence of the Okanagan lifestyle, offering 4 bedrooms, 5 baths, and the rare privilege of a sandy beach and private dock on the shimmering shores of Okanagan Lake. Crafted for seamless indoor-outdoor living, the home showcases clean architectural lines, expansive glazing and breathtaking lake and mountain views from nearly every room.

At the heart of the home, the chef-inspired kitchen impresses with a Miele 6-burner gas range, Bosch ovens, dual dishwashers, an oversized Electrolux fridge/freezer, Viking beverage fridge, and an expansive Corian island with bar seating. A generous butler's pantry ensures entertaining is effortless. Wall-to-wall nano doors reveal a true lakeside paradise—complete with a covered lounge, fireplace, outdoor kitchen, newer 16 ft. x 32 ft. pool, hot tub, and level lawn that flows to the shoreline. Inside, soaring 28-ft ceilings and a dramatic fireplace set the tone for elegant comfort.

Upstairs, the lakeview primary suite features a private balcony, spa-style ensuite, and walk-in closet, accompanied by two guest suites and a sun-splashed family room. Spacious 3 car garage.

This home offers flexibility, privacy, and space to host family and friends and is a rare opportunity to own a legacy waterfront property in the Okanagan.

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

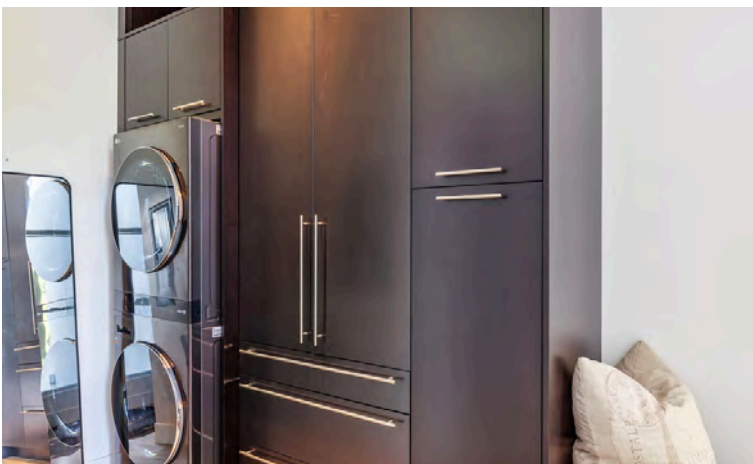




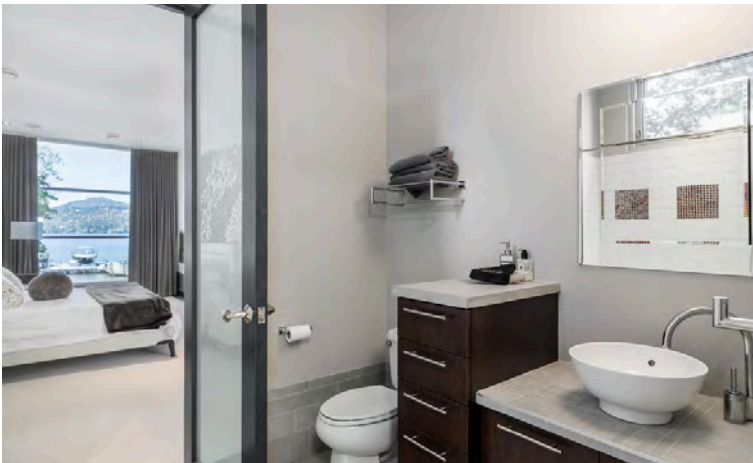
















1938 McDougall St, Kelowna, BC

Main Floor Exterior Area 2067.64 sq ft
Interior Area 1925.79 sq ft
Excluded Area 786.25 sq ft



PREPARED: 2025/07/05

1938 McDougall St, Kelowna, BC

Upper Floor Exterior Area 2476.02 sq ft
Interior Area 2282.87 sq ft
Excluded Area 508.12 sq ft



PREPARED: 2025/07/05

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

- Prime-level waterfront living in the heart of Kelowna—just minutes from the city's everyday conveniences
- Beautifully renovated 4-bedroom, 5 bath home spanning over 4500 sq. ft. across two thoughtfully laid out levels
- Recent updates include interior painting, pool installation, new dock, landscaping, fireplace and nano doors all in 2021/2022
- Other updates completed in 2023; kitchen, flooring all countertops
- Panoramic views of Okanagan Lake, mountains, and the cityscape from nearly every room, enhancing the home's timeless appeal
- Open-concept layout integrates living, dining, and kitchen areas, perfect for open flow while entertaining friends and family
- Custom cabinetry, polished stone surfaces, and designer finishes throughout ensure a cohesive luxury aesthetic
- Soaring 28-ft vaulted ceilings and expansive floor to ceiling windows create a dramatic, light-filled atmosphere in the main living area
- Grand feature fireplace beneath soaring ceiling design, adding warmth and architectural interest
- Chef's-grade kitchen featuring a Miele 6-burner gas range, Bosch ovens, dual dishwashers, oversized Electrolux fridge/freezer, and Viking beverage fridge
- Massive Corian island with bar seating, ideal for casual dining and chef-host entertaining
- Generous butler's pantry enhances hosting capability and keeps service clean and tidy
- Dedicated office space and a second laundry complete the main level
- Luxurious primary suite offers private balcony access, sweeping lake views, spa-like ensuite, and a generous walk-in closet
- Generous sized second bedroom featuring a private ensuite, walk-in closet and stunning lake views
- Two additional bedroom suites upstairs, each designed for comfort and lots of natural light
- Expansive upper-level family room serves as a private retreat, ideal for relaxation and shared moments
- Main -level design allows effortless flow from interior to lakeside patio, crafting a resort-style lifestyle
- Wall-length nano doors seamlessly connect the interior to lakeside terraces
- Covered outdoor lounge featuring power awnings, a showpiece 20 ft. fireplace, outdoor kitchen, and convenient pass-through window to the indoor kitchen
- Second cabana style outdoor dining area with custom built pergola
- Heated 16×32 ft saltwater, lakeside pool with power cover and integrated hot tub
- Premium pool side sound system for immersive lake front entertainment
- Level lawn extending to the private sandy beach creates a picturesque setting and unobstructed entertainment space
- An outdoor shower and foot wash station- perfect for after a day on the lake and beach
- Newer dock (2022) with two boat lifts- one rated to 12,000 lbs, a jet ski lift and a secured gate
- 3-car garage plus additional carport, with space for plenty of vehicles and a boat/toys
- Minutes from downtown Kelowna, combining serenity and city convenience
- Truly turnkey home, impeccably maintained and renovated to deliver modern luxury

Living

- Soaring 28-foot ceilings and a full wall of floor-to-ceiling windows flood the space with natural light and capture panoramic lake and mountain views
- Heated wide-plank vinyl flooring and built-in speakers seamlessly combine comfort with functionality, enhancing everyday living
- A striking architectural feature wall with a sleek built-in gas fireplace anchors the room, offering warmth and visual appeal
- Enjoy effortless open-concept flow to the adjacent dining area and chef's kitchen, ideal for both intimate gatherings and grand entertaining

Kitchen/Dining

- Chef-inspired kitchen showcases rich custom cabinetry, floating wood shelving, and an expansive Corian center island, delivering a sleek and seamless aesthetic with exceptional functionality
- Outfitted with a top-tier appliance package, including a Miele gas range, Bosch wall oven, and an oversized Electrolux refrigerator and freezer
- Bar ledge seating at the pass-through window creates an effortless indoor-outdoor connection, perfect for entertaining or enjoying a morning coffee poolside
- Enjoy direct access to the professionally designed lakeside patio and resort-style pool, offering a seamless extension of the kitchen and dining areas
- An expansive butler's pantry adds incredible storage and prep space, complete with additional custom cabinetry and a second full-size refrigerator
- The formal dining area is framed by floor-to-ceiling Nano wall of glass doors, opening to welcome in lake breezes and elevate every dining experience with a stunning natural backdrop

Office

- Thoughtfully positioned office or study nook located just off the kitchen and dining room
- Custom built-in desk and cabinetry give the space with a clean, professional aesthetic

Two Main Level Bathrooms

- 2-piece bath features vinyl plank flooring, a vanity with vessel sink, a window, a wall mounted mirror and overhead recessed lighting
- 2-piece bath in the converted garage suite features tile floors, a vanity with a drop-in sink and a wall mounted mirror with overhead lighting

Main Level Laundry

- Second laundry room, located on the main level allowing easy access after a day at the beach or pool
- Custom built-in cabinetry for ample storage space
- Includes stacked LG front load washer and dryer
- Doubles as a mudroom with walk through access to the garage and direct access to the side yard

Upper Level

Family Room

- Generous in size, this upper-level retreat is perfectly suited for movie nights, gaming, or relaxed family gatherings
- Plush carpeting and an array of windows create a warm, sunlit and inviting atmosphere
- Convenient secondary staircase offers direct access to the garage
- Built-in speaker system delivers immersive sound for entertainment
- Stay effortlessly organized with ample closet space that keeps the room clutter-free
- Charming Juliette balcony reveals partial lake views and adds a refreshing indoor-outdoor feel

Laundry

- Conveniently located on the upper level with easy access to all four bedrooms
- Built-in cabinetry and counter for ample storage and folding space
- Includes pedestal height, KitchenAid front load washer and dryer

Four Bedrooms

- Primary bedroom features rich toned hardwood floors and an inlay carpet, a walk-in closet with custom built-ins, floor to ceiling lakeview windows, a private lakefront sundeck, a glass wall overlooking the lower-level living room and spa inspired 5-piece ensuite
- The second bedroom features plush carpet, expansive lake and mountain view windows, a walk-in closet with custom built-ins and a luxurious 4-piece ensuite
- The third bedroom features plush carpet, vaulted ceilings, an illuminating window, a double door closet and private access to the 3-piece bath
- The fourth bedroom features plush carpet, an illuminating window and a closet

Three Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, floor to ceiling lakeview windows, a free-standing soaker tub, a floating vanity with 2 vessel sinks, and a glass enclosed tiled walk-in shower with rain and wand shower heads
- 4-piece ensuite features heated tile floors, a tub/shower combination, a floating vanity with a vessel sink and a wall mounted mirror with overhead lighting
- 3-piece bath features, tile floors, built-in shelving, a walk-in tiled shower with a glass door, private access from one of the bedrooms and a floating vanity with a vessel sink

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LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

JANE HOFFMAN REALTY

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janehoffman.com | 250-866-0088



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