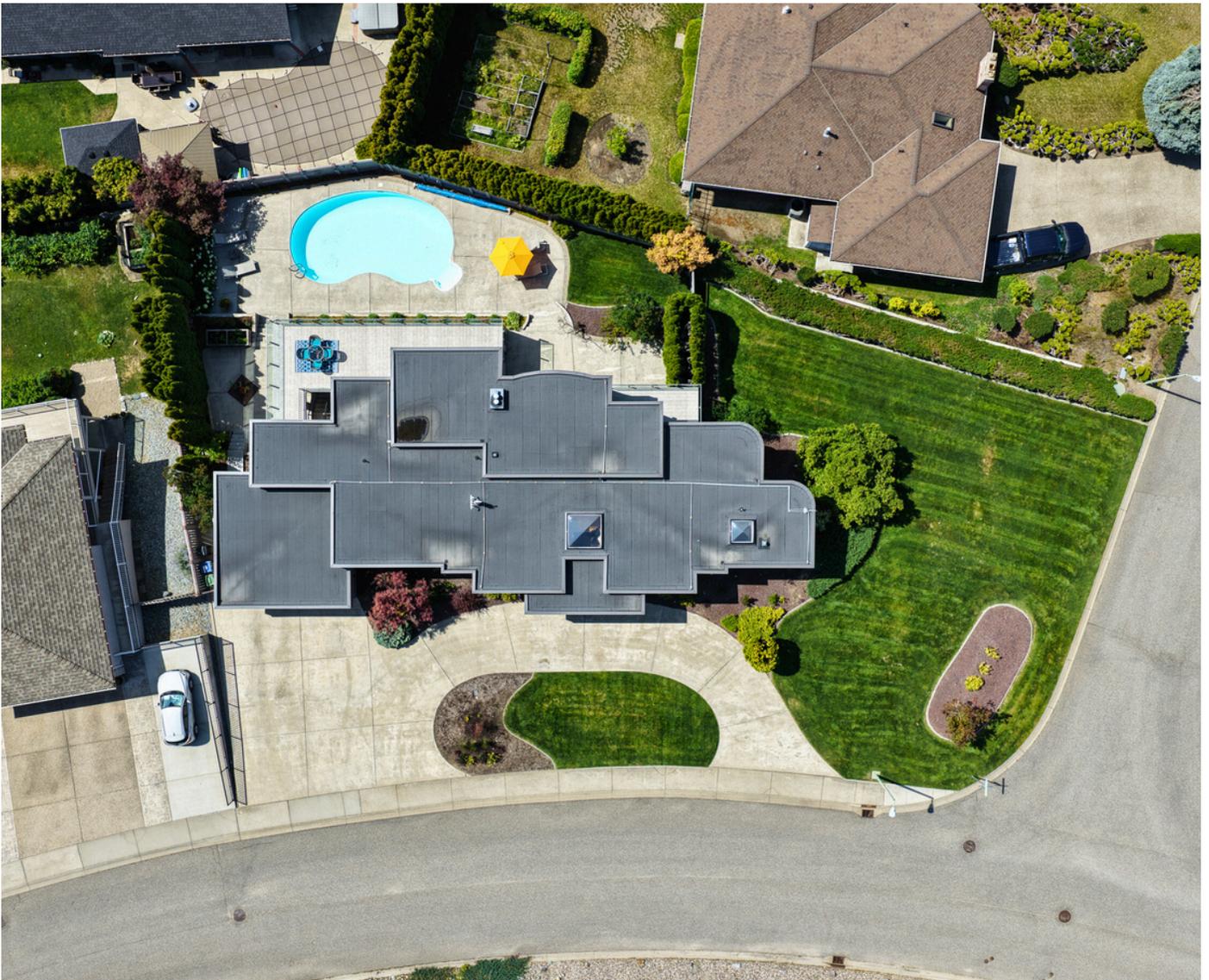




JANE HOFFMAN
REALTY

BEAUTIFULLY UPDATED LAKEVIEW HOME WITH POOL



PROUDLY MARKETED BY JODI HUBER

344 Raven Drive
Kelowna, BC

DETAILS

| | | | |
|----------------|--------------------------------|----------------------|-------------------|
| Address | 344 Raven Drive Kelowna, BC | Bedrooms | 5 |
| | | Bathrooms | 4, 3 Full, 1 Half |
| | | Finished Area | 4880 sq. ft. |

SPECIFICATIONS & FEATURES

| | | | |
|--------------------|---|-------------------|--------------------------|
| Lot Size | 0.34 Acre | Year Built | 1990, Updates see insert |
| Views | Lake, City, Mountain, Valley, Bridge, Vineyard | Roof | Torch On |
| Water | Municipal | Exterior | Cedar Siding |
| Sewer | Septic | Heating | Forced Air |
| Main Level | 2570 sq. ft. | Cooling | Central Air |
| Lower Level | 2309 sq. ft. | Fireplace | 2 Gas Fireplaces |
| Foundation | Concrete | Garage | Attached Double Garage |

Room Sizes - Main Level

Foyer: 6'5 x 9'1
Living Room: 16'6 x 16'7
Kitchen: 19'10 x 17'9
Breakfast Room Nook: 12'6 x 14'4
Dining Room: 14'11 x 12'10
2-Piece Bathroom: 4'11 x 7'3
Family Room: 14'11 x 17'11
Laundry: 8'5 x 13'8
Primary Bedroom: 12'11 x 19'7
Walk-in Closet: 14'3 x 12'11
6-Piece Ensuite: 13'0 x 24'3

Room Sizes - Lower Level

Recreation: 19'8 x 35'0
Bar: 8'10 x 9'11
Bedroom: 9'11 x 10'5
3-Piece Bathroom: 9'11 x 5'1
Bedroom: 11'8 x 17'1
Bedroom: 14'2 x 10'4
4-Piece Ensuite Bath: 5'2 x 10'4
Bedroom: 8'3 x 15'3
Walk-in Closet: 5'4 x 12'0
Storage Room: 14'4 x 9'6
Utility: 15'4 x 9'6
Storage Room: 22'10 x 11'9

Inclusions

- Thermador gas cooktop
- KitchenAid wall oven
- Panasonic built-in microwave
- U-line beverage refrigerator
- Bosch dishwasher
- Broan trash compactor
- Samsung front load washer & dryer

Mechanical

- Lennox furnace x2
- Lennox central A/C
- Navien on demand hot water
- Lennox thermostats
- Cana Vac central vacuum
- Health Solutions humidifier x2
- Water purification system
- 200-amp service & 200-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 344 RAVEN DRIVE

Perched in the prestigious Belcarra Estates, this beautifully updated 5-bedroom residence showcases incredible, uninterrupted lake views from nearly every room. Offering over 4,800 sq. ft. of luxurious living space, this home is a true showstopper inside and out.

The main-level primary suite is generously sized and positioned to capture the lake view, complete with a spa-inspired ensuite featuring a jetted tub, large, tiled shower, and custom walk-in closet with built-ins. The gourmet granite island kitchen is enhanced by a walk-in butler's pantry and flows seamlessly into the great room and formal dining area, all designed to embrace the panoramic lake vista views.

Step out to the expansive upper balcony with brand-new decking and seamless glass railings perfect for soaking in the scenery with unobstructed views.

The walk-out lower level is an entertainer's dream with a full wet bar, spacious family room, and direct access to the fully fenced pool area. Four additional bedrooms are located on this level (one currently used as a home gym).

Professionally landscaped and set on a corner lot with two driveway access points, the home also features a double garage with EV charger, and freshly painted exterior. Pride of ownership is evident throughout. This is a lifestyle home that truly stands apart.

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088

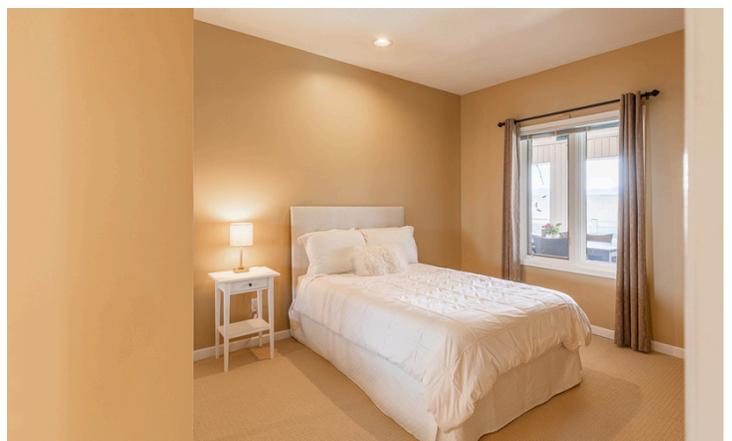












344 Raven Dr, Kelowna, BC

Main Floor Exterior Area 2570.20 sq ft
Interior Area 2428.55 sq ft



PREPARED: 2025/07/14

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

- Perched in prestigious Belcarra Estates, this home delivers awe-inspiring, uninterrupted lake views from nearly every room
- Over 4,880sq ft of exquisite living space, combining generous proportions with thoughtful layout
- 5 bedrooms and 4 baths offer space and privacy for multigenerational families—or convenient hosting
- Rich toned engineered hardwood floors create continuity and timeless elegance throughout the main level
- A spacious foyer welcomes you into the home
- Great room and formal dining seamlessly flow to a stunning chef's kitchen, all accentuated by panoramic lake views
- Effortless indoor-outdoor flow to an expansive upper balcony with new decking and sleek glass railing
- Gourmet kitchen outfitted with premium finishes and a large granite island, ideal for entertaining and daily living
- Main-level primary suite thoughtfully positioned to capture inspiring lake views every morning
- Generous laundry and mudroom on the main level facilitates organized, practical living
- Expansive wet bar and family room on the lower level—a welcoming hub for gatherings, complete with direct pool access
- Additional four bedrooms, including one custom designed as a home gym, plus two bathrooms on the lower level
- Walk-out lower level opens the covered patio and fully fenced pool area—designed for entertaining and luxury lifestyle
- Saltwater in-ground pool sets a resort-caliber tone for relaxation and gathering
- Extensive list of updates- see insert for summary
- Set on a generous 0.34-acre lot, offering both privacy and stunning natural surroundings
- Professionally landscaped corner lot with two driveway access points enhancing curb appeal and convenient parking
- Double garage equipped with EV charger, providing modern convenience
- Ideally located near top schools, beaches, hiking trails, and local amenities—offering a lifestyle of convenience and recreation
- A rare combination of prestigious location, breathtaking views, and exceptional design makes this home a standout choice for your next home

Living

- Elegant formal living room off the grand entrance foyer, showcasing breathtaking panoramic views of the Okanagan Lake & Valley
- Rich toned hardwood floors paired with a tray ceiling, enhanced by inlay accent lighting for a warm, timeless ambiance
- Seamless open-concept transition to the formal dining room, perfect for open flow entertaining and gatherings

Kitchen/Dining

- Gourmet kitchen appointed with classic shaker-style cabinetry, gleaming hardwood floors, and a professional-grade stainless-steel appliance suite
- Expansive centre island crowned with granite countertops, seating for two, and a premium Thermador gas cooktop—ideal for the passionate home chef
- Walk-in pantry with custom built-in shelving for effortless organization and storage
- Bright, airy breakfast nook with walk-out access to a lakeview deck, perfect for morning coffee or alfresco dining
- Formal dining room framed by windows offering serene front-yard views on one side and captivating lake views on the other

Family Room

- Striking gas fireplace with a custom wood mantel, adding warmth, character, and a welcoming focal point
- Wall of windows showcasing sweeping lake and mountain vistas, flooding the space with natural light
- Hardwood floors complemented by tray ceilings beautifully accented with inlay lighting for a warm, inviting ambiance
- Seamless open-concept design flowing effortlessly into the kitchen and sunlit breakfast

Main level Bedroom

- Primary bedroom features double solid wood doors, plush carpet, a private lake view deck, multiple lake view windows, an expansive walk-in closet with custom built-ins and a spa inspired 6-piece ensuite

Two Main Level Bathrooms

- 2-piece bath features hardwood flooring, a vessel sink set on a floating wood deck and a wall mounted mirror
- 6-piece ensuite in the primary bedroom features tile floors, a privacy toilet with pedestal sink, two separate vanities, one with make up deck, each with a drop-in sinks and ample cabinetry, a oversized jetted tub beneath bay windows and an expansive, tiled walk-in shower with a glass door and a rain and wand shower heads

Laundry

- Spacious, main level laundry room featuring tile floors and a lakeview window
- Two double door closets, cabinetry, sink and countertops for ample storage and folding space
- Includes Samsung front load washer & dryer

Lower Level

Recreation Room

- Expansive lower-level entertainment hub designed for hosting and relaxation
- Seamless walk-out access to the private backyard oasis and resort-style pool deck
- Plush carpeting and a custom fireplace create a warm, inviting atmosphere
- Generous floorplan accommodates a lounging area, games space, and more
- Bespoke millwork and elegant tray ceilings showcase exceptional craftsmanship and timeless style

Wet Bar

- Ideally located beside the lower-level recreation room extending the entertainment space
- Elegant cork flooring, tray ceiling, and warm toned upper and lower wood shaker-style cabinetry, sink
- Raised bar seating for four

Four Bedrooms

- First bedroom features plush carpet, a pool view window, a double door closet and a 4-piece ensuite
- Second bedroom features plush carpet, a pool view window, a double door closet and private access to the 3-piece bath
- Third bedroom features plush carpet and an expansive walk-in closet with built-in shelving
- Fourth bedroom features a double door closet, sliding glass door access to the lower patio and pool, 5 illuminating windows and a built-in vanity with a drop in sink

Two Full Bathrooms

- 4-piece ensuite features tile floors, a vanity with a drop-in sink, a tub/shower combination and a wall mounted mirror with overhead lighting
- 3-piece bath features, cork flooring, a vanity with a drop-in sink, a tiled walk-in shower with privacy glass block natural light, a glass door and a wall mounted mirror with overhead lighting





LISTED BY JODI HUBER

C: 250-718-7802

T: 250-866-0088

E: jodi@janehoffman.com



JANE HOFFMAN REALTY



JANE HOFFMAN

REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM