



JANE HOFFMAN
REALTY

WALK OUT RANCHER WITH PANORAMIC VIEWS ON QUIET CUL-DE-SAC



MARKETED BY GREG DUSIK

*761 Siwash Court
Kelowna, BC*

DETAILS

Address	761 Siwash Court Kelowna, BC	Bedrooms	4
		Bathrooms	4, 3 full, 1 half
		Finished Area	4799 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.29 Acre	Year Built	1991
Main Level	2409 sq. ft.	Exterior	Stucco
Lower Level	2390 sq. ft.	Roof	Asphalt/Fibreglass Shingles
View	City, Mountain, Valley	Heating	Natural Gas Forced Air
Water	Municipal	Cooling	Central Air
Sewer	Connected	Fireplace	2 Gas Fireplaces
		Ownership	Freehold
		Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 9'0 x 10'6
Living Room: 17'2 x 13'11
Kitchen: 15'0 x 10'3
Breakfast Nook: 15'11 x 9'7
Dining Room: 15'0 x 12'5
Family Room: 17'2 x 15'6
2-Piece Bath: 8'8 x 5'0
Primary Bedroom: 14'6 x 14'11
Walk-in Closet: 8'0 x 11'4
5-Piece Ensuite: 17'1 x 7'10
Bedroom: 13'7 x 11'2
4-Piece Bath: 7'7 x 7'2
Laundry: 17'2 x 10'4
Garage: 26'2 x 22'5

Room Sizes - Lower Level

Recreation: 18'2 x 19'0
Media Room: 16'3 x 25'9
Bonus Room: 13'5 x 35'5
Kitchen: 6'9 x 10'10
Bedroom: 15'0 x 14'11
Walk-in Closet: 5'1 x 8'10
3-Piece Bath: 11'4 x 8'8
Bedroom: 15'0 x 11'9

Inclusions

- KitchenAid dishwasher
- KitchenAid dual built-in wall ovens
- KitchenAid induction cooktop
- KitchenAid refrigerator
- Whirlpool front load washer & dryer
- General Electric refrigerator

Mechanical

- Tempstar furnace, Central A/C
- Rheem hot water tank
- Honeywell thermostats
- White Rodgers thermostats
- Vacuum Maid central vacuum
- General Aire humidifier
- 100-amp service panel
- 100-amp sub 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 761 SIWASH COURT

Set on a quiet cul-de-sac in the desirable Dilworth Mountain community, this spacious 4,799 sq. ft. walk-out rancher offers an exceptional blend of space, privacy, and panoramic views. Thoughtfully designed for main-level living, this immaculately maintained residence captures sweeping views of the valley, city, and surrounding mountains from nearly every main room.

The chef's kitchen is both functional and elegant, appointed with granite countertops, soft-close cabinetry, premium KitchenAid appliances, and a charming bay-window breakfast nook. Seamless indoor-outdoor flow leads to a covered upper deck. The main floor also features a vaulted-ceiling family room with a gas fireplace, a formal dining area, a versatile office or bedroom, and a generously sized primary suite with a private 5-piece ensuite.

The fully finished walk-out lower level extends the home's appeal, offering two spacious bedrooms, a renovated bath, a large recreation room, and an impressive theatre with coffered ceilings and a private kitchenette. Outside, the covered lower patio with hot tub invites quiet relaxation, while the expansive, tiered backyard—complete with mature landscaping and underground irrigation—offers space for a future pool.

Situated on a rare, oversized lot in one of Kelowna's most coveted neighbourhoods, this home blends timeless comfort with boundless potential. Just minutes to downtown, top schools, golf, and trail networks—this is Dilworth living at its finest.

Listing Agent Greg Dusik | Contact greg@janehoffman.com or 250-866-0088





















761 Siwash Ct, Kelowna, BC

Main Floor Exterior Area 2466.32 sq ft
Interior Area 2305.10 sq ft
Excluded Area 602.32 sq ft



PREPARED: 2025/06/28

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.

761 Siwash Ct, Kelowna, BC

Basement (Below Grade) Exterior Area 2406.96 sq ft
Interior Area 2240.79 sq ft
Excluded Area 6.61 sq ft



PREPARED: 2025/06/28



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DETAILED FEATURES

Exceptional Features

- Nestled on a quiet cul-de-sac in Dilworth Mountain, offering a serene setting with stunning valley and mountain views
- Well-maintained walk-out rancher combining spacious 4,799 sq. ft. layout with timeless elegance
- 4-bedroom, 4-bath home on a large 0.29-acre lot
- Warm toned hardwood flooring, tile accents, and coffered ceiling in the theatre room exemplify upscale craftsmanship throughout
- Multiple common living spaces on the main level, including a formal living room and a family room
- Gourmet kitchen with granite countertops and soft-close cabinetry, designed for both form and function
- Charming bay-window breakfast nook, flooded with natural light—perfect for casual dining or a quiet coffee moment
- Versatile office/bedroom off the main floor, offering flexibility for work-from-home needs or guest accommodation
- Spacious primary suite with bay windows, luxe 5-piece ensuite and abundant natural light
- Expansive walkout lower level with seamless indoor-outdoor flow to patio and backyard
- Two lower-level guest bedrooms invite comfort, privacy, and versatile living arrangements
- Renovated lower-level bathroom, offering modern finishes and spa-like comfort
- Walk-in utility and storage rooms, ensuring organization and efficiency
- Large windows throughout masterfully frame lush garden, valley, and mountain vistas
- Upper-level covered deck accessed directly from living and dining areas—perfect for alfresco meals or serene evenings
- Covered lower patio with hot tub, ideal for relaxing evenings and enjoying peaceful outdoor ambiance
- Immaculately landscaped, tiered backyard with mature shrubbery, underground irrigation, and ample room for a future pool
- Double garage and an oversized driveway for ample storage and parking needs
- Just a short drive to all the shopping and dining amenities of midtown

Kitchen/Dining

- Designer kitchen showcases a harmonious blend of travertine tile, granite and quartz countertops, and crisp white shaker-style cabinetry
- Expansive centre island provides ample prep space and casual seating, complemented by a premium stainless-steel KitchenAid appliance package ideal for the gourmet home chef
- Charming breakfast nook nestled beside bay windows offers a peaceful setting for morning coffee or casual meals, bathed in natural light
- Elegant formal dining room features rich toned hardwood floors, classic crown moulding, and sweeping valley views—perfect for entertaining in style

Living

- Elegant formal living room tucked just off the main foyer, offering a quiet retreat
- Built-in gas fireplace with a tile surround and classic wood display mantel providing an inviting ambience and architectural appeal
- Rich toned hardwood floors paired with timeless entry pillars showcase impeccable craftsmanship and enduring style
- Soaring vaulted ceiling and a dramatic half-circle window flood the space with natural light and frame lush front yard views

Family Room

- Custom floor-to-ceiling tile feature wall with a sleek built-in linear gas fireplace creates a dramatic focal point, adding both visual impact and cozy ambience to the space
- Walk-out access to the upper deck offers effortless indoor-outdoor living and extends the entertaining space
- Wall-mounted surround sound speakers deliver an immersive audio experience, perfect for movie nights or entertaining guests
- Timeless travertine tile flooring provides easy maintenance and durability

Main Level Bedrooms

- Primary bedroom features plush carpet, expansive bay windows with sweeping valley views, a large walk-in closet with custom built-ins and a spa inspired 5-piece ensuite
- The second bedroom features hardwood floors, an illuminating window and an expansive walk-in closet with custom built-ins

Three Main Level Bathrooms

- 5-piece ensuite features laminate flooring, a vanity with 2 undermount sinks, a tiled in soaker tub perched below bay windows, a walk-in shower with a glass door and a wall mounted 3 panel mirror
- 4-piece bathroom features travertine tile floors, and opening window, a vanity with a drop-in sink, a tub/shower combination and a wall mounted mirror
- 2-piece bath features, travertine tile floors, a vanity with a drop-in sink, an opening window and a wall mounted mirror

Laundry

- Spacious laundry room located on the main level with walk out access to the upper deck and garage
- Tile flooring, window, includes Whirlpool front load washer and dryer
- Upper cabinetry for ample storage and organization, lower cabinet with sink

Lower Level

Recreation Room

- Bright and inviting with tile flooring and two large windows that frame scenic views of the Okanagan valley and mountains
- Direct walk-out access to the covered lower patio and landscaped backyard
- Open-concept flow to both the media room and bonus room, ideal for entertaining and family connection
- Versatile layout offers ample space for a pool table, poker setup, or dedicated games area—tailored to suit your lifestyle

Media Room

- Library coffered ceilings and rich toned custom millwork evoke timeless design and showcase superior craftsmanship
- Two oversized windows provide lots of natural light, while framing in sweeping views of the picturesque valley below
- Grand solid wood double doors provide a dramatic entrance to the recreation room
- Attached kitchenette features abundant cabinetry, a full-size refrigerator, and a sink, perfect for entertaining or guest convenience

Bonus Room

- Versatile lower-level room located just off the recreation area, ideal for a home gym, art studio, or creative workspace—adaptable to suit any lifestyle
- Soft plush carpeting underfoot adds warmth and comfort, enhancing the inviting ambiance of the space

Two Bedrooms

- The first bedroom features plush carpet, an expansive valley view window and a walk-in closet
- A second bedroom features plush carpet, a double door closet and a expansive window with valley views

Full Bathroom

- 3-piece bath features tile floors, an opening window, a built-in linen closet, a vanity with a undermount sink, a walk-in tiled shower with a glass door and a wall mounted mirror





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