



JANE HOFFMAN
REALTY

TIMELESS CRAFTSMAN STYLE HOME - POOL - LARGE LOT



PROUDLY MARKETING BY JANE HOFFMAN

*3558 Spiers Road
Kelowna, BC*

DETAILS

Address	3558 Spiers Road Kelowna, BC	Bedrooms	4
		Bathrooms	5, 4 Full, 1 Half
		Finished Area	4036 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.42 Acre	Roof	Asphalt/Fibreglass Shingles
Views	Mountain, Mature Landscaping	Exterior	Fiber Cement Siding, Stone
Water	Well	Heating	Forced Air
Sewer	Septic System	Cooling	Central Air
Main Level	1711 sq. ft.	Fireplaces	1 Gas Fireplace
Upper Level	2325 sq. ft.	Garage/Driveway	Attached 4- Car
Year Built	2010	Foundation	Concrete

Room Sizes - Main Level

Foyer: 12'1 x 9'0
Living Room: 20'4 x 14'2
Kitchen: 12'1 x 22'6
Dining Room: 12'1 x 9'2
Mud Room: 11'0 x 8'9
2-Piece Bathroom: 4'6 x 4'3
3-Piece Bathroom: 10'1 x 4'11
Gym: 20'6 x 14'9
Den: 12'3 x 12'4
Office: 10'11 x 8'7
Utility Room: 6'0 x 4'3
Storage Room: 6'4 x 4'11
Garage: 22'4 x 38'5

Room Sizes - Lower Level

Family Room: 22'8 x 40'5
3-Piece Ensuite Bath: 8'1 x 5'0
Primary Bedroom: 15'0 x 18'10
Walk-in Closet: 12'10 x 7'10
4-Piece Ensuite Bath: 7'0 x 15'10
Bedroom: 12'5 x 12'1
Bedroom: 14'4 x 14'0
Bedroom: 12'1 x 11'9
5-Piece Bathroom: 7'8 x 12'9
Laundry: 5'3 x 7'2
Storage Room: 8'8 x 6'9
Storage Room: 8'9 x 8'7

Inclusions

- KitchenAid gas range
- Range hood
- KitchenAid dishwasher
- KitchenAid refrigerator
- Samsung refrigerator
- Marvel beverage refrigerator
- Electrolux front load washer & dryer

Mechanical

- Lennox furnace x2
- Carrier central A/C
- 200-amp service panel
- 125-amp sub panel
- John Wood hot water tank
- Ecobee thermostats
- Dimplex thermostats
- Novosoft water softener

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 3558 SPIERS ROAD

Gracefully positioned behind a gated entry on a manicured 0.42-acre property, this is a timeless craftsman-style residence offering privacy, a functional layout, and resort-style amenities just minutes from Kelowna's finest conveniences. Showcasing exceptional quality throughout, this 5-bedroom, 5-bathroom home is designed for elevated everyday living. The chef's kitchen is anchored by a generous center island, quartz countertops, and premium KitchenAid appliances, flowing seamlessly into the dining and living areas where wide-plank hardwood, custom built-ins, and a stone-clad gas fireplace create an atmosphere of luxury.

French doors lead to a fully private outdoor sanctuary complete with a covered lounging area, integrated audio, natural gas hookup, and a heated saltwater pool, a spa surrounded by mature cedar hedging, tiered gardens, and lush lawn.

Thoughtful design extends indoors with a main-floor gym and ensuite, a versatile office, and a mudroom with built-in storage. Upstairs, the expansive primary retreat offers a spa-like ensuite with heated tile floors and a walk-in shower. Three additional bedrooms, a five-piece bath, laundry, and a bonus room with wet bar provide generous space for family and guests alike.

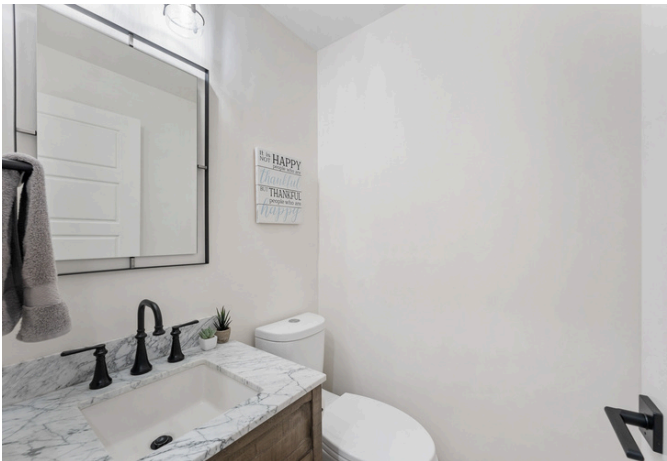
The oversized triple garage is fully finished with epoxy floors, built-in cabinetry, and RV parking. This is a rare opportunity to own a gorgeous residence in a quiet, coveted enclave.

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

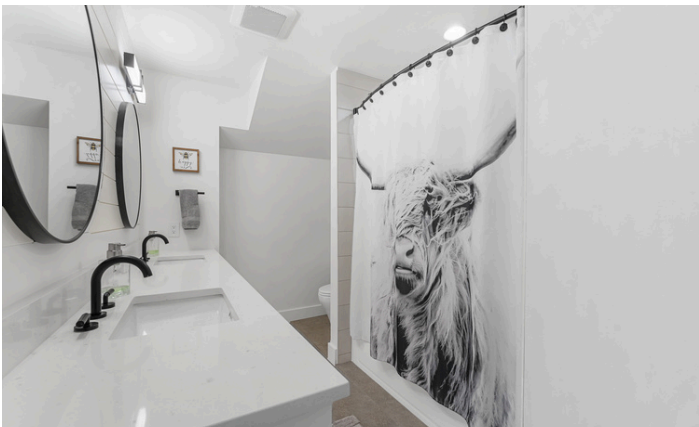














3558 Spiers Rd, Kelowna, BC

Main Floor Exterior Area 1711.11 sq ft
Interior Area 1605.53 sq ft
Excluded Area 891.93 sq ft



0 6 12 ft

PREPARED: 2025/06/19



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

- Private 0.42-acre estate in Southeast Kelowna, surrounded by orchards, vineyards, and the beauty of nature
- Custom-built 4-bedroom, 5-bathroom residence offering over 4,000 sq. ft. of elegant living space
- Gated entrance with long paved driveway ensuring privacy, security, and a grand sense of arrival
- High end craftsmanship evident throughout- as seen in the wide-plank hardwood flooring and high-end millwork
- Expansive gourmet kitchen with professional-grade appliances, granite counters, a double undermount sink and walk-in pantry
- Oversized central island with bar seating—perfect for entertaining or casual family meals
- Bright and open dining area featuring garden and pool views- ideal for hosting elegant dinners
- Inviting living room featuring custom media built-in cabinetry and a floor to ceiling fireplace with stone surround and mantel
- Large mudroom adjacent to the garage featuring custom built-in millwork
- Main level also has an office space off the main foyer and a den- ideal for a creative space or fifth bedroom
- Expansive pool view gym space, complete with rubber mat floors, wall mounted mirrors and a 3-piece 'pool' bathroom with access to the backyard
- Upper-level primary suite with large walk-in closet and spa-inspired ensuite including a vanity with two undermount sinks, and an expansive glass door walk-in shower
- Three additional bedrooms with flexibility for offices, hobby rooms, or multigenerational living
- Two of the three bedrooms feature large walk-in closets with custom built-ins
- Bonus 'hidden' storage room/nook/playroom- accessed through one of the bedrooms
- Expansive upper-level recreation room is a hub for entertainment, featuring a built-in wet bar with a wash sink and beverage refrigerator, a 3-piece bath and ample room for both a lounging area and a pool table
- Expansive 5-piece bathroom featuring a floating vanity with two sinks, perfect for the 3 upper-level bedrooms
- Upper-level laundry room for added convenience
- Triple-car, heated garage with high ceilings, built-in storage, a sink and epoxy floors
- Large driveway with ample parking space, including a boat/RV stall and a carport
- Rear covered patio extends entertaining outside featuring built-in speakers, sun screens and a wall mounted fan
- Backyard oasis featuring an inground pool, hot tub and multiple poolside lounging areas
- Professionally landscaped yard with level lawn space, mature trees, gardens, and irrigation
- Cedar lined backyard for optimal privacy
- Meticulously maintained inside and out, with pride of ownership evident throughout
- Peaceful rural setting just minutes from the amenities, wineries, and golf courses of Kelowna
- Truly a desirable property—offering space, privacy, luxury, and lifestyle in one of Kelowna's most sought-after rural neighbourhoods

Living

- Floor-to-ceiling stone feature wall with a fireplace adds warmth and character, perfect for cozy evenings or entertaining
- Wide-plank hardwood floors and high-end finishes complement the rustic elegance of the home's design
- Expansive picture windows flood the space with natural light and showcase peaceful views of the pool deck and backyard
- Walk out access to the expansive covered patio- effortless bringing entertaining outdoors

Kitchen/Dining

- Chef's kitchen with granite countertops, high-end appliances, and a massive prep island with bar seating
- Custom wood cabinetry and a walk-in pantry offer exceptional storage and functionality for everyday use and entertaining
- Formal dining area bathed in natural light with peaceful views of the private backyard oasis
- Open-concept layout connects the kitchen, dining, and living spaces, creating a unified main-level experience

Office

- Bright main level workspace with a window overlooking the front yard
- Rich toned hardwood floors and a shiplap feature wall add a sense of sophistication and warmth
- Located off the foyer with double glass French doors to enter

Gym

- Home gym space with durable flooring and ample room for cardio and weight equipment
- Sliding glass doors lead to the pool deck- the ideal place to cooldown after exercise
- Includes a 3-piece bath with pool deck access

Den

- Located on the main level, quietly tucked away from the main living areas
- Versatile flex room—ideal for a cozy reading nook, second office or a fifth bedroom
- Large window invites in natural light while maintaining a sense of privacy

Two Main Level Bathrooms

- 2-piece bath features, engineered hardwood, a vanity with an undermount sink and a wall mounted mirror with overhead lighting
- 3-piece bath features, tile floors, a vanity with an undermount sink and under cabinet lighting, a tiled walk-in shower with a glass door and direct access outside to the pool deck and backyard

Upper Level

Family Room

- Spacious and versatile layout, ideal for a media room, playroom, games area, or creative studio
- Large windows with elevated views bring in natural light and showcase the peaceful rural surroundings
- Built-in wet bar complete with a sink and beverage refrigerator, direct access to a 3-piece bath

Laundry

- Conveniently located on upper level for easy access from all four bedrooms
- Includes Electrolux front load washer and dryer with custom drawers and countertop above for added storage and folding space

Four Bedrooms

- Primary bedroom features engineered hardwood flooring, an expansive walk-in closet with custom built-ins, multiple windows, including one overlooking the pool and back yard and a spa-inspired 4-piece ensuite
- Bedroom 2 features engineered hardwood, an illuminating window overlooking the back yard, and a large walk-in closet with custom built-ins
- Bedroom 3 features engineered hardwood, two windows with views of the surrounding vineyards and an expansive walk-in closet with custom built-ins
- Bedroom 4 features engineered hardwood, an illuminating window overlooking the backyard and a double door closet

Three Bathrooms

- 4-piece ensuite in the primary bedroom features heated tile floors, a vanity with 2 undermount sinks and soft close cabinetry and a tiled walk-in shower with a glass door, built-in bench and rain and wand shower heads
- 5-piece bath features, heated tile floors, a floating vanity with two undermount sinks and soft close cabinetry plus under cabinet lighting, two wall mounted mirrors with overhead lighting and a tub/shower combination
- 3-piece bath features, tile floors, a floating vanity with an undermount sink, under cabinet lighting, soft close cabinetry and a walk-in shower with a glass door, opening window

Upper Level Exterior Area 2325.09 sq ft
Interior Area 2166.96 sq ft
Excluded Area 154.97 sq ft





LISTED BY JANE HOFFMAN

C: 250-862-7800

T: 250-866-0088

E: jane@janehoffman.com

Unison

JANE HOFFMAN REALTY



JANE HOFFMAN
— REALTY —

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM