



JANE HOFFMAN
REALTY

ARCHITECTURAL BRILLIANCE MEETS URBAN CONVENIENCE



PROUDLY MARKETED BY JANE HOFFMAN

**3460 Patsy Road
Kelowna, BC**

DETAILS

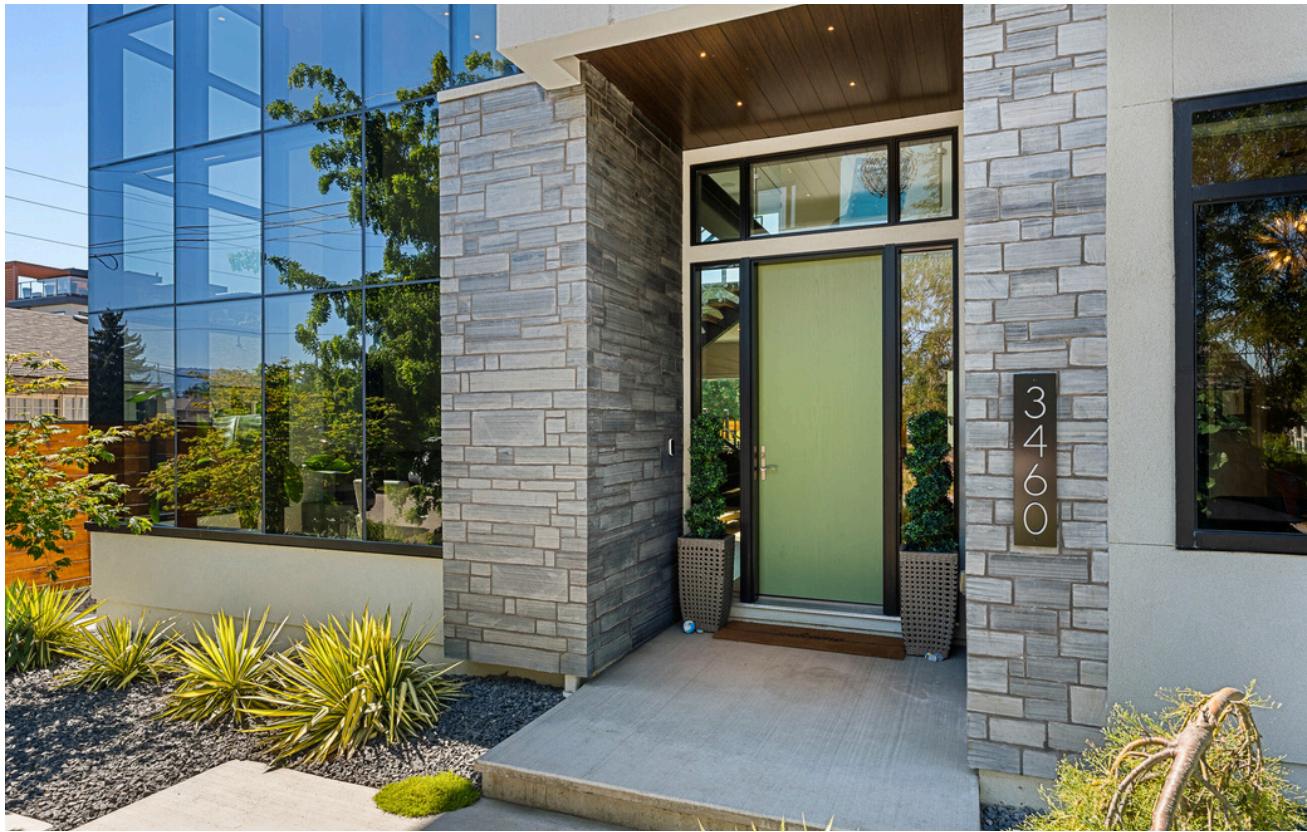
Address	3460 Patsy Road Kelowna, BC	Bedrooms	6
		Bathrooms	7, 5 Full, 2 Half
		Finished Area	4134 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.19 Acre	Year Built	2018
Views	Mountain	Exterior	Stucco, Stone
Water	Municipal	Roof	Torch On
Sewer	Connected	Heating	Natural Gas Forced Air, Baseboard
Main Level	1790 sq. ft.	Cooling	Central Air, Wall Unit (s)
Upper Level	2344 sq. ft.	Fireplace	1 Gas Fireplace
Ownership	Freehold	Garage/Driveway	Attached Triple Garage
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Living Room: 12'1 x 10'11	Upper Level	<ul style="list-style-type: none"> JennAir double wall oven
Kitchen: 17'1 x 19'9	Primary Bedroom: 11'4 x 17'8	<ul style="list-style-type: none"> JennAir warming drawer
Dining Room: 13'6 x 15'3	5-Piece Ensuite: 8'5 x 9'2	<ul style="list-style-type: none"> JennAir panel refrigerator
Family Room: 21'1 x 23'8	Bedroom: 12'4 x 19'3	<ul style="list-style-type: none"> JennAir dishwasher
Primary Bedroom: 13'2 x 18'9	Bedroom: 11'4 x 17'8	<ul style="list-style-type: none"> JennAir induction cooktop
5-Piece Ensuite: 12'1 x 19'1	5-Piece Bathroom: 8'2 x 8'11	<ul style="list-style-type: none"> JennAir beverage refrigerator
2-Piece Bathroom: 8'5 x 3'5	Office: 10'9 x 16'0	<ul style="list-style-type: none"> Best hood vent
2-Piece Bathroom: 5'7 x 5'1	Laundry: 8'3 x 10'5	<ul style="list-style-type: none"> Blomberg front load washer & dryer
Utility Room: 6'1 x 9'2		<ul style="list-style-type: none"> Maytag refrigerator & wall oven
Garage: 28'6 x 27'5	Suite	<ul style="list-style-type: none"> Maytag electric cooktop
	Kitchen: 13'7 x 10'0	<ul style="list-style-type: none"> Maytag dishwasher
Upper Level	Living Room: 13'7 x 15'4	<ul style="list-style-type: none"> Panasonic microwave
Primary Bedroom: 11'4 x 17'8	Bedroom: 12'0 x 8'10	<ul style="list-style-type: none"> Samsung front load washer & dryer
5-Piece Ensuite: 8'5 x 9'2	Bedroom: 15'6 x 12'2	
Bedroom: 12'4 x 19'3	4-Piece Ensuite: 8'5 x 4'11	
Bedroom: 11'4 x 17'8	3-Piece Bathroom: 8'2 x 4'11	
5-Piece Bathroom: 8'2 x 8'11	Utility: 5'6 x 8'2	
Office: 10'9 x 16'0		
Laundry: 8'3 x 10'5		

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 3460 PATSY ROAD

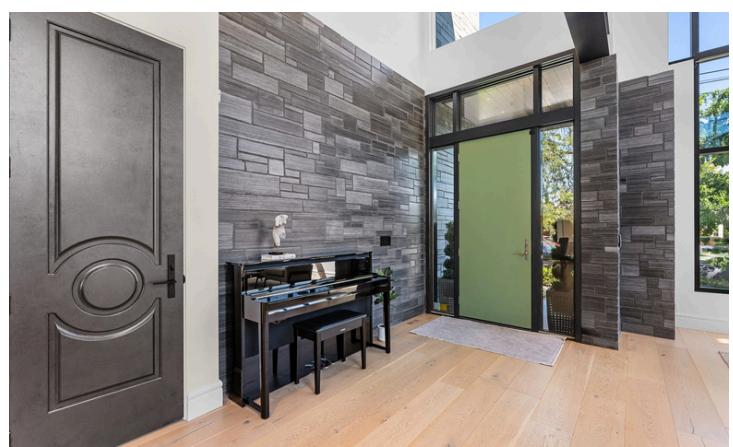
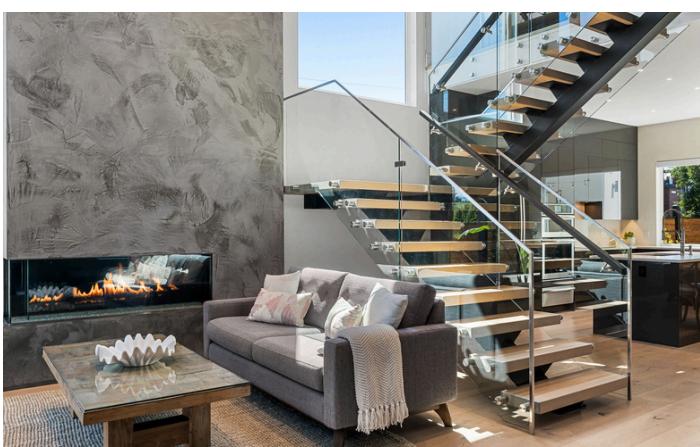
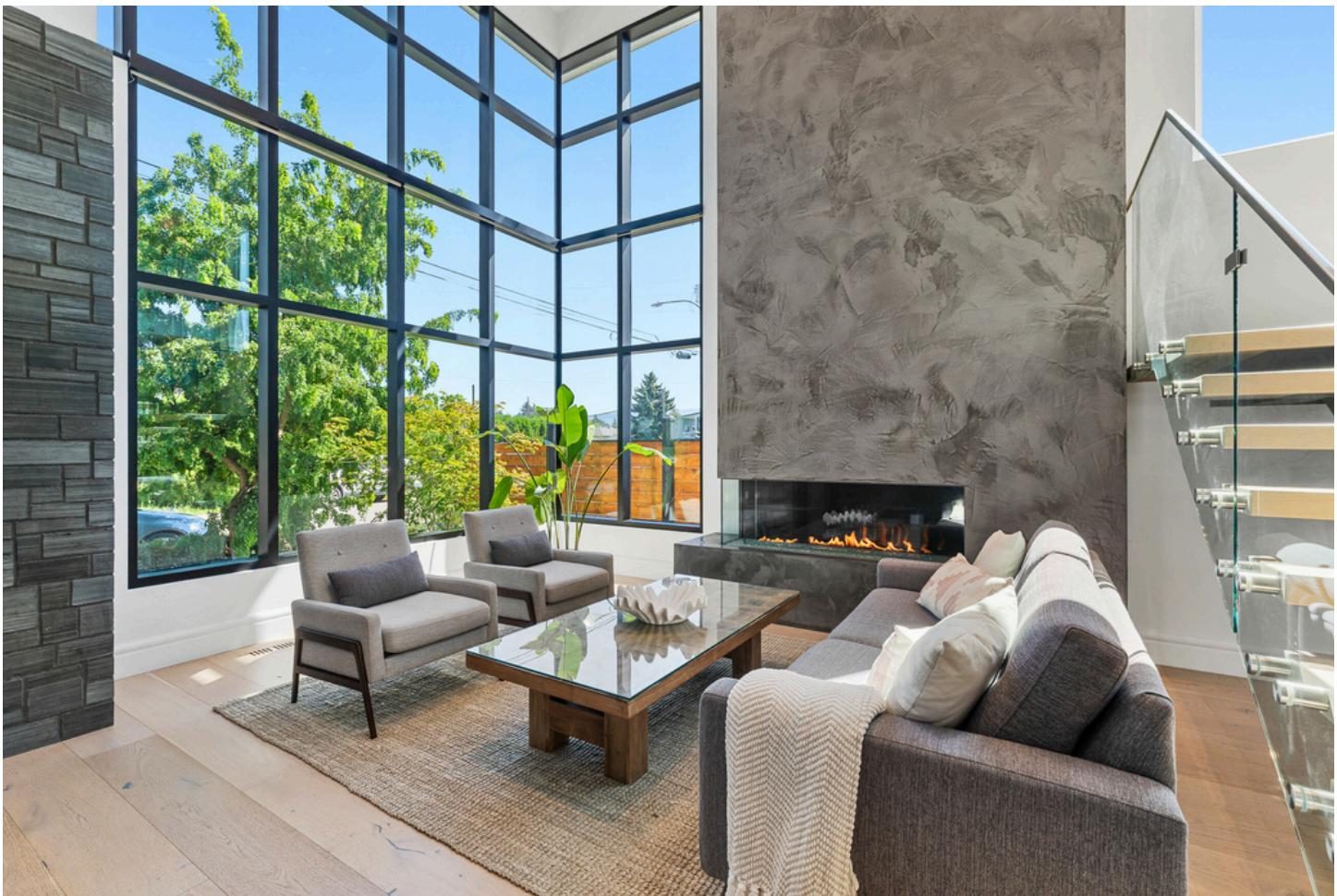
Architectural brilliance meets urban convenience in this 6-bedroom, 7-bath residence, including a 2-bedroom, 2-bath legal suite with Air BnB income potential. Just steps from Gyro Beach & Pandosy Village, this home pairs striking design with everyday functionality. Inside, soaring ceilings & floor-to-ceiling windows create an airy sophistication. A floating staircase anchors the open living space, where a dramatic fireplace feature, wide-plank hardwood, & exposed steel beam detail make bold statements.

The chef's kitchen is outfitted with sleek push-touch cabinetry, quartz surfaces, premium JennAir appliances, & a wine display, with seamless flow to the dining & family rooms. The main-level primary retreat offers a wall-sized custom wardrobe & spa-like ensuite with heated floors, a soaker tub, & large shower.

Upstairs, find 3 additional bedrooms, 2 baths, a glass-railed office nook, & 2 covered decks w/ mountain & peek-a-boo lake views. Designed for entertaining, the backyard offers a private courtyard patio with covered outdoor kitchen, speakers, & pool heater rough-in, plus a manicured fenced lawn with room for a pool. The legal suite impresses with its own island kitchen, living area, laundry, & expansive deck.

Additional features include a heated triple garage with epoxy floors, ample exterior guest parking, landscape lighting, & secure perimeter fencing. This residence seamlessly blends modern architecture with the walkable Okanagan lifestyle in one of the trendiest neighbourhoods.

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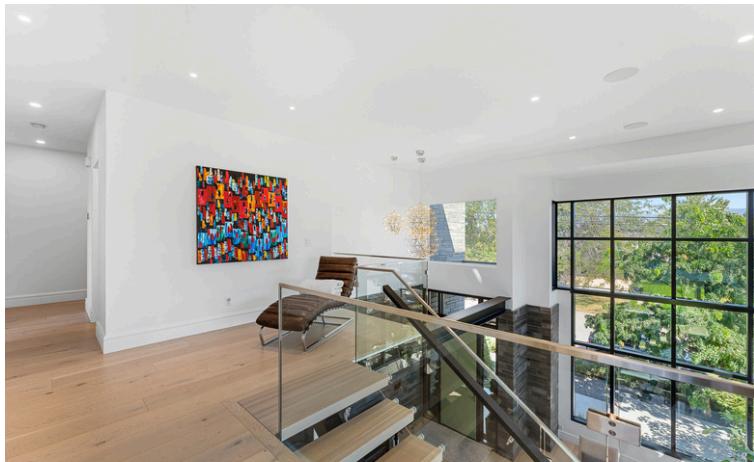




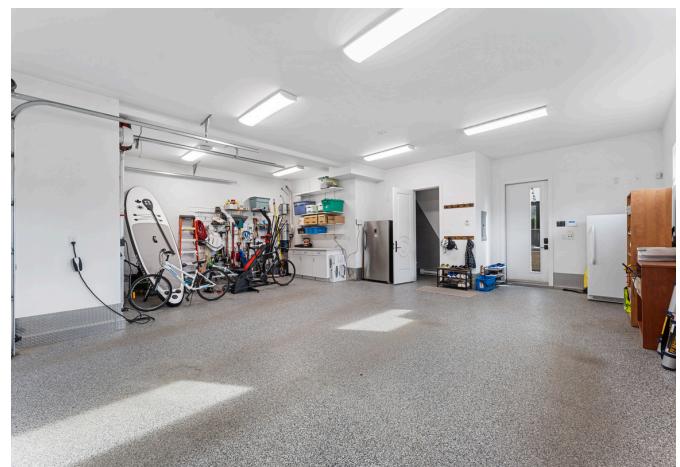




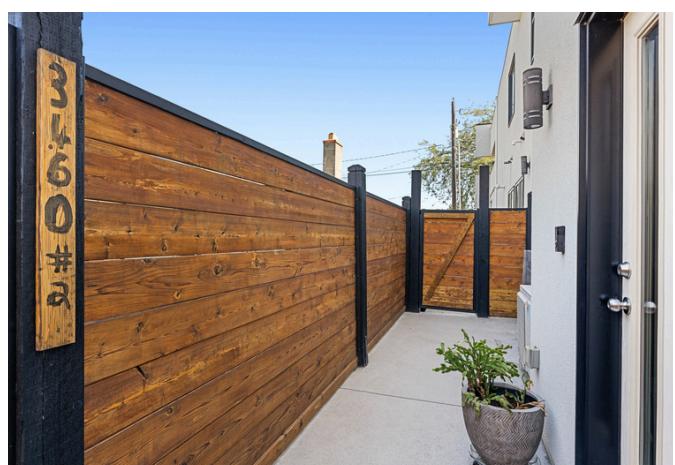
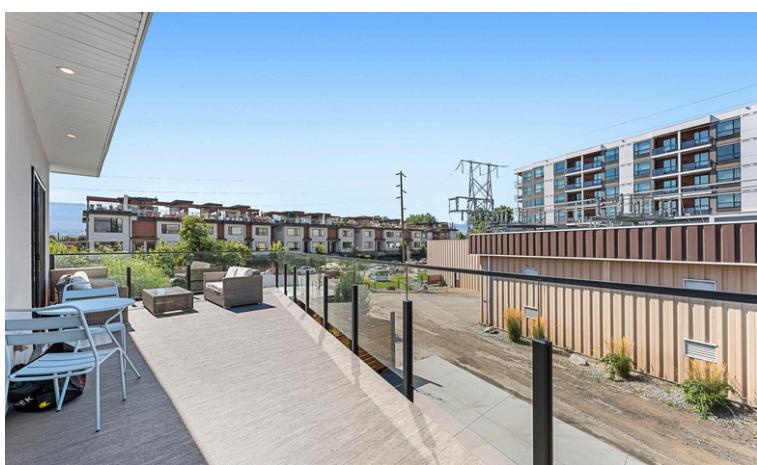












3460 Patsy Rd, Kelowna, BC

Main Floor

Exterior Area 1789.56 sq ft
Interior Area 1660.34 sq ft
Excluded Area 790.47 sq ft



0 6 12 ft

PREPARED: 2025/08/24



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.

3460 Patsy Rd, Kelowna, BC

Upper Level

Exterior Area 2344.34 sq ft
Interior Area 2168.73 sq ft
Excluded Area 280.71 sq ft



0 7 14 ft

PREPARED: 2025/08/24



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EXCEPTIONAL FEATURES

- Urban architectural masterpiece featuring 6 bedrooms and 7 bathrooms, including a 2-bedroom, 2-bath legal suite
- Over 4,100 sq. ft. of refined living space across two thoughtfully designed levels
- Striking contemporary design seamlessly blends bold architectural statements with everyday functionality
- Exposed metal beams and a dramatic floating staircase anchor the open-concept main floor
- High-end finishes throughout, including wide plank engineered hardwood, Venetian plaster walls, solid core doors, and ceilings soaring 10 feet or more
- Built-in speaker system across most of the main home for immersive sound and entertainment
- Grand foyer and family room with floor-to-ceiling windows and soaring ceilings for a dramatic sense of arrival
- Chef's kitchen appointed with sleek one-touch cabinetry and a gourmet JennAir appliance suite
- Custom wine display room with a floor-to-ceiling glass door
- Main-level primary retreat with wall-to-wall custom wardrobe, wide-plank hardwood floors, and a spa-inspired 5-piece ensuite
- Three spacious bedrooms, plus two additional bedrooms, providing flexibility for families or hosting guests
- Secondary primary suite with a walk-in closet, 5-piece ensuite, and access to a covered patio
- Covered upper deck shared by two bedrooms, offering tranquil mountain views
- Private 2-bedroom, 2-bathroom legal suite with separate access, ideal for extended family or rental income
- Spacious main courtyard patio with partial covering, built-in outdoor kitchen, natural gas hookup, outdoor speakers, and wiring for a pool or hot tub
- Manicured front yard with elegant rock and shrub garden for striking curb appeal
- Fully fenced backyard featuring a large grassy area, perimeter landscaping, and night lighting for pleasing ambiance
- Exterior premises surveillance through wired and wireless camera systems
- Heated 3-car garage with epoxy flooring, high ceilings, built-in storage, and a convenient 2-piece bathroom
- Ample parking with room for up to 9 vehicles in total, including garage spaces
- Ideally located just steps from Gyro Beach and Pandosy Village, trendy cafes, vibrant dining & nearby schools, Casorso Elementary, KLO Middle School & Kelowna Secondary School

Kitchen/Dining

- Gourmet kitchen showcasing sleek one-touch cabinetry, quartz countertops, and a thoughtfully designed layout
- Expansive centre island with a custom-built attached wood dining table, perfect for casual meals and conversation
- Professional-grade JennAir appliance suite, including a wall oven and Microwave combo, panel refrigerator, and induction cooktop for the discerning chef
- Stylish built-in bar area featuring floating display shelves, a sink, and a JennAir beverage refrigerator
- Integrated speaker system throughout, creating an immersive atmosphere for hosting and gatherings

Kitchen/Dining Cont'd

- Sunlit formal dining room with a wall of sliding glass doors that extend seamlessly to the private courtyard patio
- Custom-designed wine display room with a floor-to-ceiling glass door and built-in counters

Living

- Inviting entertainment nook conveniently located just off the dining room, perfect for relaxation
- Warm hardwood flooring paired with two bright windows creates a cheerful, welcoming atmosphere
- Versatile space ideal for cozy family movie nights or quiet moments of unwinding

Family Room

- Impressive room located just off the main foyer, enhanced by soaring ceilings that rise to the level above
- Striking floor-to-ceiling plaster feature wall with a built-in gas fireplace featuring safe touch double-pane glass, blending warmth with architectural design
- Dramatic wall of windows floods the space with natural light while perfectly framing the surrounding mountain views
- Exposed steel beam and designer tile accent walls showcase distinctive architectural flair and craftsmanship

Office

- Loft-style office perched at the top of the stairs, overlooking the lower level for a bright, airy, and connected workspace
- Wide-plank hardwood flooring
- Built-in speaker system for an immersive environment, whether working or relaxing
- Expansive window frames the backyard views and fill the space with abundant natural light

Laundry

- Built-in cabinetry, sink and counter tops for added folding and storage space
- A double door closet for additional organization and storage
- Includes a Blomberg front load washer and dryer
- Walk through/lock off access to the legal suite

Main Level Bedroom

- Primary bedroom features wide plank hardwood floors, an illuminating window overlooking the front yard, a floor to ceiling custom-built wardrobe, and a luxurious 5-piece ensuite

Three Main Level Bathrooms

- 5-piece ensuite in the primary bedroom features heated tile floors, built-in speakers, a BainUltra freestanding air jet tub beneath an expansive window, a fully tiled, glass enclosed, walk-in shower with rain and wand shower heads and a floating vanity with 2 vessel sinks, soft close cabinetry and a built-in centre makeup desk
- 2-piece bath features tile floors and custom pedestal vanity with a vessel sink
- 2-piece bath in the garage features epoxy floors and a vanity with a drop-in sink

Upper Level

- Bedroom 1 features wide plank hardwood floors, a double door closet with custom built-ins and a large window with views of the surrounding mountains
- Bedroom 2 features wide plank hardwood floors, a double door closet with custom built-ins, private access to the 5-piece bathroom, 2 expansive windows and access to the covered deck
- Bedroom 3 features wide plank hardwood floors, built-in speakers, a walk-in closet, a double door closet with custom built-ins, a solar tube and a 5-piece ensuite and access to the covered deck

Two Bathrooms

- 5-piece ensuite features, heated tile floors, built-in speakers, a floating vanity with 2 undermount sinks, quartz countertops and under cabinet lighting, a tiled-in bathtub and a fully tiled walk-in shower with a glass door
- 5-piece bath features, tile floors, private access to one of the bedrooms, a tub/shower combination with a frameless glass door and a floating vanity with quartz countertop and 2 undermount sinks

2-Bedroom, 2-Bath Legal Suite

- Private legal suite above the garage with separate access
- Gourmet kitchen appointed with combination wall ovens, sleek electric cooktop, and a centre island with seating for three
- Open-concept living room with direct walk-out access to the deck for seamless indoor-outdoor living
- Primary bedroom features two double-door closets, walk-out access to the deck, and a 4-piece ensuite bathroom
- Second bedroom plus a full 3-piece bathroom offering comfort and flexibility for family or visitors
- In-suite laundry room for convenience and added privacy
- Expansive deck with glass railing, capturing mountain views and providing a tranquil outdoor retreat

Mechanical

• Goodman furnace & A/C	• NuAir HRV
• Daikin heat pump	• Vaccumaid central vacuum
• Navien on demand hot water x2	• Daikin wall mounted A/C x2
• John Wood hot water tank	• Stelpro thermostats
• DSC security panel	• 200-amp service panel
• Ecobee thermostats	• 100 and 125-amp sub panel
• GeneralAire humidifier	



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Unison

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