



JANE HOFFMAN
REALTY



UPPER MISSION

465 Swan Drive, Kelowna

Presented By

Tyler Bouck

Personal Real Estate Corporation

DETAILS

MLS#	10364374	Bedrooms	5
Address	465 Swan Drive, Kelowna, BC	Bathrooms	4
		Finished Area	4,469 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.18 acres	Year Built	2020
Frontage	72 ft.	Cooling	Central Air
Depth	108 ft.	Heating	Natural Gas
Water	Municipal	Ownership	Freehold
Sewer	Municipal	Fireplace	1 Gas
Taxes	\$7,639.93	Garage/Driveway	Attached Double/ Attached Single
Views	Lake, Mountain, Valley	Foundation	Concrete
		Basement	Full - Suite Roughed In & Plumbed under Structural Slab

ROOM SIZES

MAIN FLOOR

2pc Bath: 6'1" x 7'4" | 44 sq ft
Dining: 11'10" x 9'6" | 112 sq ft
Foyer: 8'11" x 9'10" | 75 sq ft
Garage: 22'5" x 24'11" | 536 sq ft
Kitchen: 22'3" x 14'1" | 303 sq ft
Laundry: 10'11" x 12'4" | 101 sq ft
Living: 16'11" x 19' | 289 sq ft
Office: 11'11" x 11'3" | 130 sq ft
Storage: 4'11" x 4' | 15 sq ft

2ND FLOOR

4pc Bath: 10'1" x 5'8" | 57 sq ft
5pc Ensuite: 19'10" x 16'7" | 234 sq ft
Bedroom: 10'11" x 10'9" | 118 sq ft
Bedroom: 11'11" x 12'3" | 132 sq ft
Primary: 13'10" x 16'7" | 226 sq ft
Wic: 9'8" x 9' | 67 sq ft

LOWER LEVEL

3pc Bath: 8'9" x 8'7" | 63 sq ft
Bedroom: 11'6" x 18'1" | 180 sq ft
Family: 21'9" x 23'7" | 486 sq ft
Rec Room: 28'8" x 30' | 744 sq ft
Utility: 10'9" x 5'3" | 57 sq ft

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.



FAMILY HOME WITH POOL AND SUITE POTENTIAL

Welcome to a 4,469 sq ft, 5 bedroom family home with suite potential that embodies the best of Okanagan living, backing onto a natural ravine that brings privacy, wildlife, and a true four-season connection to nature. From spring blossoms to lush summer greenery, fiery autumn colours, and serene snow-covered trails, your backyard is your connection to the all of the Okanagan's beauty.

The main floor offers bright, open living with a chefs kitchen with pot filler, dining, and family room designed for everyday comfort and gatherings.

Upstairs, 3 bedrooms provide great layout for families, while the spacious primary suite overlooks the treetops for a peaceful retreat.

The lower level comes with a large recreation room, a guest bedroom and bathroom. Additionally, its roughed-in and plumbed for a legal suite, with a separate entrance already in place, offering future development options for rental income or multi-generational living.

Outdoors, the yard is family-friendly and zero maintenance with a pool with auto safety cover, hot tub and turf lawn space that is framed by the ravine's greenery to enjoy the changing seasons.

With schools, parks, and community amenities just minutes away, this home blends nature and convenience in one exceptional package.

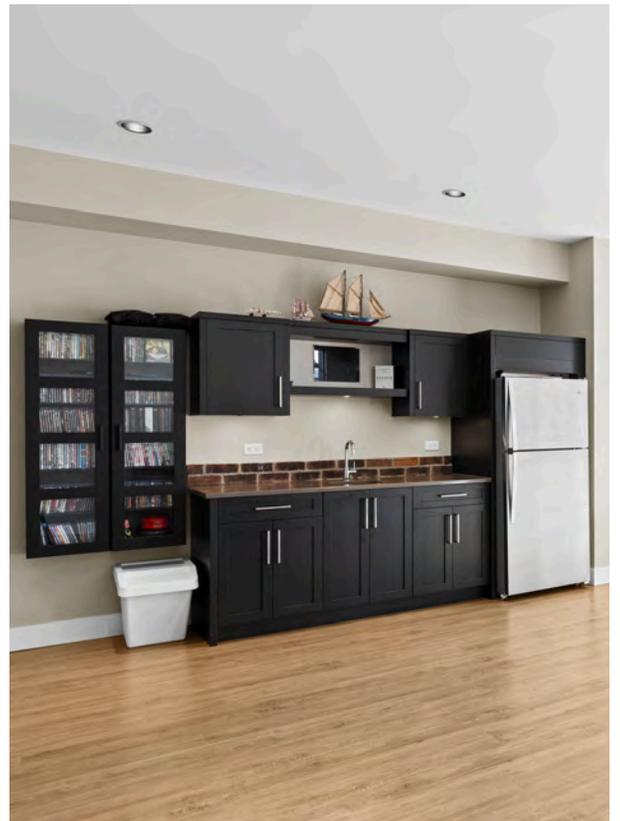
Whether hosting summer barbecues, exploring nearby trails, or cozying up by the linear fire place indoors, this property is designed for families who value both lifestyle and opportunity.

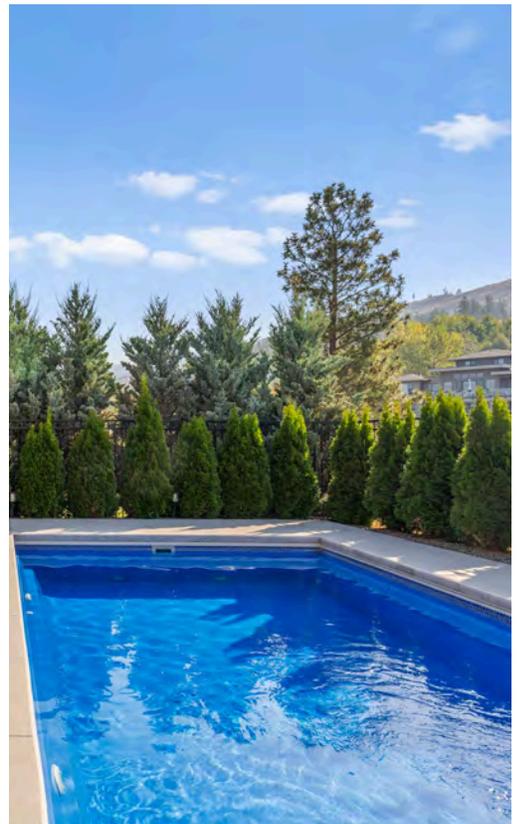












DETAILED FEATURES

Location & Setting

- Quiet and safe neighbourhood, no-thru street with amenities close by and easy access to Kelowna
- Walk to Chute Lake Elementary & near by Canyon Falls Middle School
- Private ravine setting with 4-season views (wildlife, colours, nature)
- Functional layout: 3 bedrooms up / 2 down
- Basement roughed-in under structural slab for suite potential

Outdoor Living

- Fiberglass pool with auto cover, with CLEARRAY chlorination & UV flex system
- Backyard: turf, cedars, & hot tub
- Pool area: 31' x 13' with splash pad for younger children
- BBQ outlet near hot tub pad on lower level
- Irrigated, low-maintenance landscaping
- Recently poured parking pad for suite parking (additional vehicle) & sealed concrete

Interior Features

Upper Level

- Primary Suite: Walk-through shower with dual rain heads, Bluetooth music light fixture, heated floors, walk-in closet, private access to upper deck
- Two additional bedrooms (one with oversized closet) with a shared bathroom
- Upstairs washer & dryer for convenience for active and busy families

Main Level

- Open living room with linear gas fireplace & deck access
- Chef's Kitchen: Large island with storage, Frigidaire fridge/freezer, gas range, dishwasher, pot filler & pantry
- Laundry/mud room with Whirlpool washer & dryer
- Flex storage cubby off kitchen
- Office/den with front closet that could be used for guests
- Powder room with brick finish to match exterior brick
- Garage depth will fit large trucks for interior parking

Lower Level

- Large recreation room
- Gym (could be converted to another bedroom)
- Bedroom with walk-in closet
- Full bathroom
- Suite-ready: Pre-plumbed and roughed in (mortgage helper or in-laws)

DETAILED FEATURES CONT.

Upgrades & Systems

- Hunter Douglas blinds: powered upstairs, blackout in 2 upper bedrooms
- New light fixtures throughout + added carpet in lower level suite potential room/bedroom
- Ceiling fan added in ensuite
- Expanded parking pad (fits 1-ton truck)
- CCTV system with 7 wired cameras
- Bright home: low power bills, minimal lighting needed during the day



465 Swan Dr, Kelowna, BC

2nd Floor Exterior Area 1309.75 sq ft
Interior Area 1212.10 sq ft
Excluded Area 11.72 sq ft



465 Swan Dr, Kelowna, BC

Basement (Below Grade) Exterior Area 1820.17 sq ft
Interior Area 1697.38 sq ft





PRESENTED BY TYLER BOUCK

Personal Real Estate Corporation

C: 250-317-4558

T: 250-866-0088

E: tyler@janehoffman.com





JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM