



JANE HOFFMAN
REALTY

WELL MAINTAINED WALK OUT RANCHER AT SUNSET RANCH GOLF COURSE



PROUDLY MARKETED BY JODI HUBER

3492 Camelback Drive
Kelowna, BC

DETAILS

Address	3492 Camelback Drive Kelowna, BC	Bedrooms	4
		Bathrooms	3 Full
		Finished Area	3065 sq. ft.

SPECIFICATIONS & FEATURES

Views	Golf Course, Mountain, Valley	Year Built	2006
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Connected	Exterior	Fiber Cement Siding, Stone, Stucco
Main Level	1560 sq. ft.	Heating	Natural Gas Forced Air
Lower Level	1504 sq. ft.	Cooling	Central Air
Strata Fee	See listing broker	Fireplace	1 Gas Fireplace
		Foundation	Concrete

Room Sizes - Main Level

Living Room: 19' 10 x 24' 4
Kitchen: 9' 8 x 14' 8
Nook: 9' 0 x 9' 1
Dining Room: 9' 8 x 11' 4
3-Piece Bathroom: 5' 8 x 8' 5
Primary Bedroom: 12' 6 x 17' 1
Walk-in Closet: 6' 3 x 10' 2
4-Piece Ensuite: 8' 5 x 8' 5
Office: 9' 11 x 12' 11
Laundry: 8' 0 x 8' 5
Garage: 20' 10 x 21' 6

Room Sizes - Lower Level

Recreation Room: 27' 3 x 14' 10
Bonus Room: 19' 10 x 17' 7
4-Piece Bathroom: 4' 11 x 9' 2
Bedroom: 10' 9 x 10' 2
Bedroom: 9' 6 x 11' 4
Bedroom: 10' 9 x 11' 4
Storage: 7' 7 x 9' 1
Utility Room: 18' 7 x 12' 5

Inclusions

- Inclusions
- Whirlpool electric range
- Whirlpool fridge
- LG dishwasher
- Built-in LG microwave
- LG hood fan
- Kenmore front load washer & dryer

Mechanical

- Ducane furnace & A/C
- John Wood hot water tank
- 125-amp service panel
- White + Rodgers thermostats
- Ecobee thermostats
- Water softener
- Genralaire humidifier
- Astro central vacuum
- Rainbird irrigation

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 3492 CAMELBACK DRIVE

Set in the tranquil golf course community of Sunset Ranch, this meticulously maintained walkout rancher pairs bright, open living with serene views and exceptional functionality. Offering 4 bedrooms plus an office and 3 bathrooms across two thoughtfully designed levels, the home is perfectly tailored for both everyday comfort and effortless entertaining.

The main level features vaulted ceilings, large windows, and seamless indoor–outdoor flow to a large, covered balcony overlooking the landscape. The living and dining areas centre around a cozy fireplace, while the kitchen offers warm wood cabinetry, a raised eating bar, pantry, and generous prep space. The primary suite is a peaceful retreat with a walk-in closet, and a spacious ensuite with soaker tub and separate shower. A dedicated office, powder room, and laundry room complete this level.

The walkout lower level is ideal for hosting family and guests, with a large recreation room, a separate bonus/flex room, three additional bedrooms, full bath, and ample storage. Sliding doors open to a covered patio and low-maintenance landscaping framed by mature plantings.

Additional highlights include an oversized double garage, abundant storage, and a quiet, well-kept community surrounded by nature, walking paths, and the rolling greens of Sunset Ranch Golf Course. A beautifully cared-for home in a peaceful setting—minutes to Kelowna's amenities.

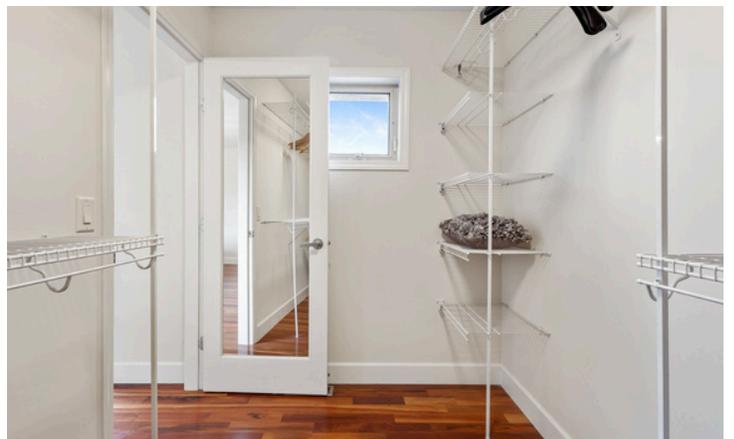
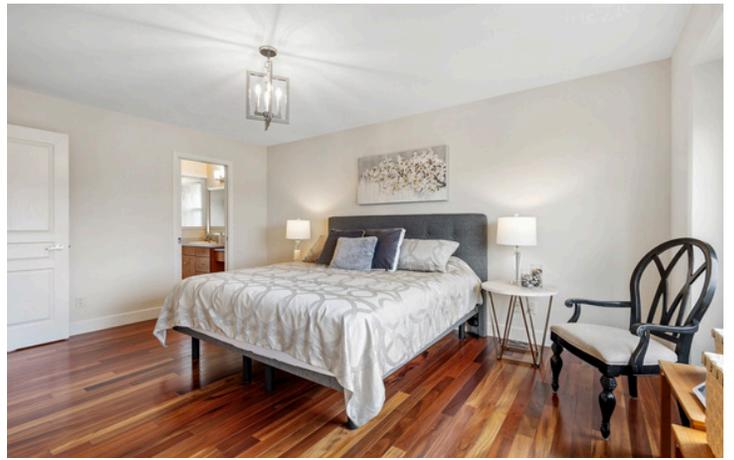
Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088













3492 Camelback Dr, Kelowna, BC

Main Floor Exterior Area 1560.29 sq ft
Interior Area 1450.63 sq ft
Excluded Area 481.75 sq ft



PREPARED: 2025/11/13

3492 Camelback Dr, Kelowna, BC

Basement (Below Grade) Exterior Area 1504.48 sq ft
Interior Area 1391.66 sq ft



PREPARED: 2025/11/13

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

- Bright and welcoming home spanning over 3,000 square feet across two thoughtfully laid out levels
- 4-bedroom plus office and 3-bathroom residence blends relaxed luxury with effortless livability
- An ideal sanctuary for those who value comfort, style, and true lock-and-leave ease
- Generous double-car garage with smart wall-mounted storage & room for hobbies and additional driveway parking - room for guests
- Nestled in a quiet, friendly neighbourhood just moments from Sunset Ranch & Tower Ranch golf courses and minutes to Kelowna International Airport
- Beautiful rock gardens, established shrubs, and gravel pathways - enjoy a serene, low-maintenance outdoor setting
- Inviting covered front porch offers an ideal spot to start your day with coffee and a quiet moment
- Thoughtful, comfortable layout offering space for family and guests to feel right at home
- Main level opens to a spacious outdoor deck, perfectly sized for dining, lounging, and entertaining
- Upper deck finished with Duratek flooring, glass railing, a covered section with a ceiling fan, and a manual sunshade
- Natural gas hookup for convenient outdoor cooking and gatherings
- Views overlooking the golf course and surrounding mountain landscape for a picturesque backdrop to everyday living
- Tiered backyard with manicured garden beds, mature shrubs, and trees
- Lower-level walkout offers a covered view patio with concrete pad, natural gas line

Living

- Expansive windows frame views of the golf course and surrounding mountains, filling the home with abundant natural light
- A built-in gas fireplace with elegant tile surround and wood mantel creates a warm and inviting focal point for relaxed evenings or entertaining
- Open-concept layout allows for effortless flow between living, kitchen, and dining spaces - ideal for hosting and everyday living
- Vaulted ceilings and rich toned hardwood flooring elevate the sense of space and add a refined, airy feel to the home
- A spacious landing at the top of the stairs offers a versatile area perfect for a reading nook, additional seating, or a convenient home office space

Kitchen/Dining

- Bright and welcoming kitchen featuring classic Shaker-style cabinetry, creating a warm and inviting atmosphere for everyday living
- Warm neutral tile flooring and coordinating tile backsplash add a timeless design and easy-care finish
- A convenient walk-in pantry offers generous storage and effortless organization for culinary essentials
- Corner peninsula with raised bar provides a casual dining spot or cozy seating for two — perfect for morning coffee or conversation while cooking
- Quality appliance package includes a stainless-steel Whirlpool refrigerator and electric range, complemented by an LG microwave, hood vent, and LG dishwasher

Kitchen/Dining Cont'd

- Breakfast nook off the kitchen, surrounded by three large bay windows, offers a sun-filled space to enjoy a relaxed meal with a front yard view
- Spacious dining area with vaulted ceiling, offering room for a full-sized dining table to host family gatherings or dinner parties
- Sliding glass doors lead directly to the covered back deck and outdoor lounge, extending the living and dining experience into the fresh air

Main Level Bedroom

- Primary bedroom features hardwood flooring, a large window overlooking the backyard and golf course, a spacious walk-in closet with built in shelving and a 4-piece ensuite

Two Main Level Bathrooms

- 4-piece ensuite in the primary bedroom features tile flooring, a cleverly designed counter area with a drop-in sink and a built-in makeup vanity, a window with privacy glass, a walk-in fully tiled shower with a glass door and a generous sized soaker tub
- 3-piece bathroom features a vanity with a drop-in sink and lower cabinetry, a walk-in shower with glass doors and tile flooring

Office

- Comfortably sized office with ample room for a large desk, shelving, and storage, creating an ideal work-from-home environment
- Durable tile flooring offers easy maintenance
- Window overlooking the front yard brings in natural light, complemented by wood blinds for privacy

Laundry/Mudroom

- Conveniently located on the main floor for easy everyday access
- Tile flooring offers durability and low-maintenance care, with a practical walk-through design connecting directly to the garage
- Built-in shelving provides organized storage, making the space ideal for laundry use or as a functional mudroom
- Comfort-height Kenmore front-load washer and dryer add ease and efficiency to daily household routines

Lower Level

Recreation Room

- Ideal space for entertaining with friends or enjoying cozy movie nights in a relaxed and inviting atmosphere
- Generously sized room with soft carpeting and ample space for a lounge setup, media area, or a game table for added entertainment
- Recessed lighting and a large window provide a bright, welcoming ambiance with an abundance of natural light
- Sliding doors open to a covered outdoor patio, offering a seamless indoor-outdoor flow with views of the backyard and surrounding landscape

Bonus Room

- Thoughtfully designed layout includes a versatile bonus room ideal for a home office, personal gym, hobby studio, or creative workspace
- Durable linoleum flooring provides easy-care practicality for active daily use
- Interior glass door and windows to the rec room allow natural light to brighten the space, creating an open and connected feel
- Convenient under-stairs storage is perfect for organizing seasonal or seldom-used items
- Additional access to a well-maintained utility room and extra storage areas ensures everything has its place

Three Bedrooms

- All three bedrooms are carpeted with windows adding abundant natural light and have double door closets

Full Bathroom

- 4-piece bathroom features tile flooring a tub/shower combination, a vanity with a drop-in sink and lower cabinetry



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