



604 CLIFTON ROAD N, KELOWNA

Presented by

Jodi Huber

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



604 CLIFTON ROAD N, KELOWNA

Lakeview residence in North Clifton Estates designed for seamless indoor-outdoor living, this home captures panoramic views of Okanagan Lake, the mountains, and the valley. Manicured front gardens and a fenced backyard with stone pathways, raised beds, and tranquil water features create a private, polished setting. Inside, the living room showcases soaring ceilings, a feature wall with a linear gas fireplace, while expansive windows with power blinds frame uninterrupted lake views in an open-concept layout that flows from kitchen to dining.

The chef's kitchen impresses with a large granite island, two-tone soft-close cabinetry, Wolf gas range, Sub-Zero fridge/freezer and wine fridge, Miele wall ovens and dishwasher, and a full butler's pantry with additional prep space and views.

The covered upper deck is an entertainer's retreat with frameless glass railing, heater, ceiling fan, power sunscreen, and gas hookup, extending outdoor living through every season. The primary suite offers panoramic views, a custom walk-in closet, and a spa-inspired ensuite with heated floors, freestanding tub, and tiled walk-in shower.

The lower level features a spacious rec room with fireplace, 2 additional bedrooms, 2 baths, and a versatile bonus room for media, gym, or office. A covered patio connects to the rec room and hot tub with powered rooftop gazebo. A large walkout room beneath the garage, adds flexibility, while the two-car garage with epoxy floors and additional driveway parking completes the home.

DETAILS

Address	604 Clifton Road N, Kelowna, BC, V1V 0B7	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	4,781 Sq. Ft.

SPECIFICATIONS

Lot Size	0.32 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 7 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP93314
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Near Park, Paved, Views, Private		
View	Lake, Mountains, Water, Panoramic		

BUILDING FEATURES

Finished Area	4,781 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2020	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony, Private Yard, Hot Tub
Interior Features	Double Vanity, High Ceilings, Pantry, Central Vacuum		

ROOM SIZES

Main Level

Other: 25'6" x 25'0"
Primary Bedroom: 15'7" x 15'6"
Other: 7'1" x 5'1"
Storage Room: 7'0" x 5'1"
Pantry: 11'5" x 7'0"
Living Room: 27'0" x 27'0"
Laundry: 11'1" x 13'2"
Kitchen: 15'9" x 20'4"
Dining Room: 15'0" x 18'8"
5-Piece Ensuite Bath: 17'0" x 10'4"
2-Piece Bathroom: 5'5" x 7'3"

Lower Level

Other: 6'1" x 11'11"
Utility Room: 10'4" x 25'4"
Recreation: 30'1" x 29'3"
Bedroom: 24'3" x 23'1"
Bedroom: 17'4" x 27'11"
Bedroom: 15'6" x 15'7"
4-Piece Ensuite Bath: 11'1" x 9'2"
3-Piece Bathroom: 6'1" x 10'7"





















604 Clifton Rd N, Kelowna, BC

Main Floor Exterior Area 2269.34 sq ft
Interior Area 2115.36 sq ft
Excluded Area 667.81 sq ft



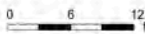
PREPARED: 2025/09/16



While 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.

604 Clifton Rd N, Kelowna, BC

Lower Level (Below Grade) Exterior Area 2511.19 sq ft
Interior Area 2354.43 sq ft
Excluded Area 288.19 sq ft



PREPARED: 2025/09/16



While 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

- Situated in prestigious North Clifton Estates on a 0.32-acre lot with breathtaking panoramic views of Okanagan Lake, surrounding mountains, and valley
- 4-bedroom, 4-bathroom residence offering over 4,700 sq. ft. across two thoughtfully designed levels
- Soaring ceilings and warm wide plank engineered hardwood throughout the main living areas
- Solid 8-foot wood core doors and power blinds throughout, enhancing both quality and comfort
- Designer kitchen featuring premium appliance package including Wolf, Miele, and Sub-Zero, complemented by a fully equipped butler's pantry
- Seamless open-concept main living space designed to capture natural light and uninterrupted views
- Expansive covered upper deck with wood inlay ceiling, frameless glass railings, ceiling-mounted heaters, fan, and power sunshades, perfect for year-round outdoor living
- Private lower patio with stamped concrete, covered seating area, and hot tub retreat
- Beautifully manicured grounds with paver stone pathways, raised garden beds, and thoughtfully designed landscaping including a tranquil water feature and fenced garden areas
- Multiple outdoor living spaces offering both privacy and connection to nature
- Walkout lower level with spacious recreation room, additional bedrooms, and flexible living areas ideal for guests or extended family
- Generous storage options including bonus space beneath the garage with convenient exterior access
- Epoxy-finished floor in double garage with built-in shelving and additional driveway parking
- Located in a quiet, upscale neighbourhood surrounded by nature, with direct access to walking trails

Inclusions

- Wolf 6 burner gas cooktop
- Miele dishwasher
- Miele wall oven
- Miele microwave
- Sub zero wine fridge
- Subzero refrigerator/freezer
- LG washer
- LG dryer

Mechanical

- York furnace
- York A/C
- 2 x 200-amp service panel
- Navien on demand hot water
- Honeywell thermostat
- Telus security
- Vacumaid central vacuum
- Fantech HRV

MAIN LEVEL

Living

- Wide plank engineered hardwood flooring throughout
- Soaring ceilings create a bright, airy atmosphere
- Striking feature wall finished in darker contrasting bamboo linen wallpaper
- Linear gas fireplace with beautiful tile surround and wood mantel, complemented by a mounted TV above
- Three expansive windows frame breathtaking lake and mountain views
- Large ceiling fan and recessed lighting enhance comfort and ambiance
- Power blinds for added convenience
- Open-concept design flows to the kitchen and dining areas

Kitchen

- Wide plank engineered hardwood flooring throughout
- Showpiece central island in a bold accent tone with granite countertop and seating for two
- Contemporary two-tone cabinetry in polished white and rich navy, complete with soft-close hardware
- Stainless steel farmhouse sink positioned beneath the expansive windows that capture the e breathtaking views of the lake, mountains, and surrounding landscape
- Granite countertops paired with a full tile backsplash and under-cabinet lighting
- Premium appliance package including Wolf 6-burner gas cooktop, Miele dishwasher, Miele wall ovens, microwave, and warming drawer
- Sub-Zero panelled side-by-side refrigerator/freezer and dedicated Sub-Zero wine fridge
- Seamless walkout access to the covered deck for effortless indoor-outdoor living

Butler's Pantry

- Abundant white cabinetry with soft-close hardware
- Granite countertops with prep sink for added functionality
- Under-cabinet lighting enhances workspace
- Large window bringing in natural light and scenic views

Dining

- Wide plank engineered hardwood flooring continues into this elegant dining space
- Expansive sliding glass doors open to the covered deck, showcasing stunning lake and mountain views
- Statement chandelier adds sophistication and visual impact
- Custom built-in buffet with soft-close cabinetry, granite countertops and both under-cabinet and accent lighting
- Designed for seamless indoor-outdoor entertaining

Laundry

- Tile flooring in this spacious laundry room
- Convenient walkout access to the side yard
- Walk-in linen closet with custom built-in organization
- Large wash sink positioned beneath an illuminating window
- Upper and lower cabinetry with soft-close hardware and granite countertops
- Tile backsplash with convenient under-cabinet lighting
- LG front load washer and dryer

Bedroom

- Primary bedroom features, hardwood flooring, large corner windows capturing panoramic lake views, a walk-in closet with custom built-ins, and a private 4-piece ensuite

Two Bathrooms

- 4-piece primary ensuite features heated tile flooring, a vanity with wall-mounted faucets, sleek, modern cabinetry with soft close hardware, large windows framing stunning lake views, a freestanding soaker tub, a large glass enclosed walk-in shower with full tile surround and rain and wand shower heads
- 2-piece bathroom features, hardwood flooring, a clean, minimalist design, a white quartz vanity with an under-mount sink, a wall-mounted faucet, and contemporary glass pendant lighting

LOWER LEVEL

Recreation Room

- Durable vinyl plank flooring throughout
- Spacious, open-concept layout ideal for multiple uses
- Linear gas fireplace adding warmth and modern appeal
- Three large windows capturing beautiful views of the backyard, lake, and mountains
- Walkout access to the covered patio for seamless indoor-outdoor living

Two Bedrooms – Could be Three Bedrooms On This Level

- The first bedroom features vinyl plank flooring, three large windows showcasing beautiful lake views, a walk-in closet with custom built-ins, and a 4-piece ensuite
- The second bedroom features vinyl plank flooring, double door entry, large windows capturing beautiful views, a large walk-in closet with custom built-ins
- Bonus Room – currently used as a storage room easily converted to a 4th bedroom if desired

Two Full Bathrooms

- 4-piece ensuite features heated tile flooring, a floating vanity with quartz countertop and under-mount sink, soft-close cabinetry, under-cabinet lighting, a freestanding soaker tub, and a walk-in shower with glass door and bench
- 3-piece bathroom features, heated tile floors, a pedestal sink, and a walk-in shower with glass door and bench

Bonus Room

- Durable painted concrete flooring
- Located beneath the garage with suspended slab construction
- Walkout access to the side yard for added convenience
- Expansive space ideal for 4th bedroom, storage, workshop use, or flexible utility

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 4 private schools nearby.



PARKS & REC

10 playgrounds, 1 dog park and 48 other facilities are within a 20 min walk of this home.



*Minutes to Town While in a
Peaceful Quiet Neighbourhood*

You will enjoy the never ending lake, valley and mountain views by day or night! Soaring ceilings and beautiful finishing elements are to sure to please the most discerning buyer in this well designed home.

— Jodi Huber

Follow Jane Hoffman Realty



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



JODI HUBER

Personal Real Estate Corporation

250-718-7802
jodi@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com