



JANE HOFFMAN
REALTY

RUSTIC ELEGANCE - LAKE VIEW HOME ON QUIET STREET



PROUDLY MARKETED BY JODI HUBER AND AIDAN MYRHE

2165 Paly Road
Kelowna, BC

DETAILS

Address	2165 Paly Road Kelowna, BC	Bedrooms	4
		Bathrooms	2 Full
		Finished Area	1862 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.31Acre	Year Built	1982
Water	Municipal	Roof	Asphalt/Fibreglass Shingles
Sewer	Septic System	Exterior	Fiber Cement Siding, Cedar
Views	Lake, Mountain, Valley	Heating	Heat Pump, Baseboard
Main Level	550 sq. ft.	Cooling	Wall Units
Upper Level	533 sq. ft.	Fireplace	1 Decorative
Lower Level	489 sq. ft.	Foundation	Concrete
Basement	290 sq. ft.		

Room Sizes - Main Level

Dining Room: 8'1 x 9'10
Living Room: 18'8 x 12'10
Kitchen: 13'9 x 13'1

Room Sizes - Upper Level

Primary Bedroom: 12'10 x 14'0
Den: 8'5 x 7'2
Bedroom: 11'0 x 12'1
Bar: 3'0 x 6'2
4-Piece Bathroom: 8'8 x 6'4

Room Sizes - Lower Level

Office: 6'0 x 9'6
Bedroom: 12'6 x 9'2
Bedroom: 9'3 x 13'1
3-Piece Bathroom: 6'4 x 9'8

Room Sizes - Basement Level

Recreation: 20'6 x 10'6
Utility Room: 12'7 x 11'3
Storage Room: 4'8 x 3'7
Storage Room: 7'9 x 11'3

Inclusions

- Kenmore refrigerator
- LG dishwasher
- GE profile wall oven
- Frigidaire electric cooktop
- Electrolux refrigerator
- LG washer
- LG Dryer

Mechanical

- Baseboard heaters
- Senville heat pump x2
- AO Smith hot water tank
- Senville wall A/C
- Daiken wall A/C
- 120-amp service panel

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 2165 PALY ROAD

Welcome to this charming timber frame-style home in McKinley Landing, where rustic elegance meets relaxed Okanagan living.

Thoughtfully maintained and filled with character, this 4-bedroom, 2-bathroom home offers stunning lake views, a flexible multi-level layout, and a location just a 5-minute stroll to a quiet, sun-drenched public beach with dock access.

Inside, warm wood tones, laminate flooring, and high-end carpentry details create a welcoming ambiance. The bright kitchen features a breakfast bar island and built-in desk area, while the living and dining spaces open to a covered wraparound cedar deck—perfect for taking in panoramic views or hosting candlelit evenings under the stars.

The upper level boasts a dreamy primary suite with walk-in closet, cozy nook, and 12' sliding doors to a private lakeview deck. A secondary bedroom features a built-in kitchenette—ideal for guests or short-term stays.

Downstairs, enjoy two guest bedrooms, a rec room, office with a view, and a fully fenced backyard complete with workshop, storage, and a delightful playhouse.

Located on a quiet private road just 10–20 minutes from UBCO, YLW, KGH, and downtown. This is lakeside living with room to grow and space to unwind.

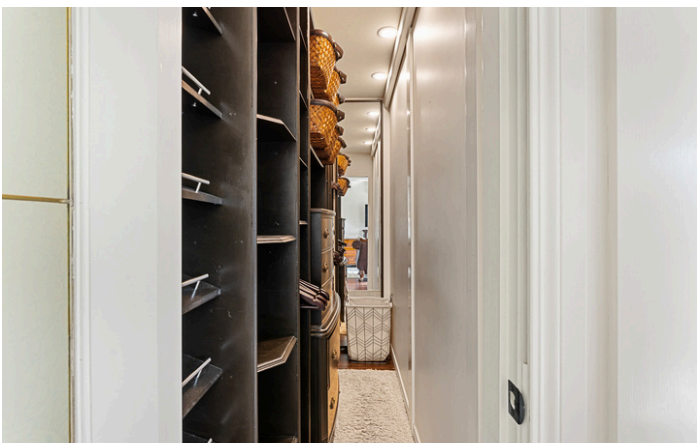
Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088









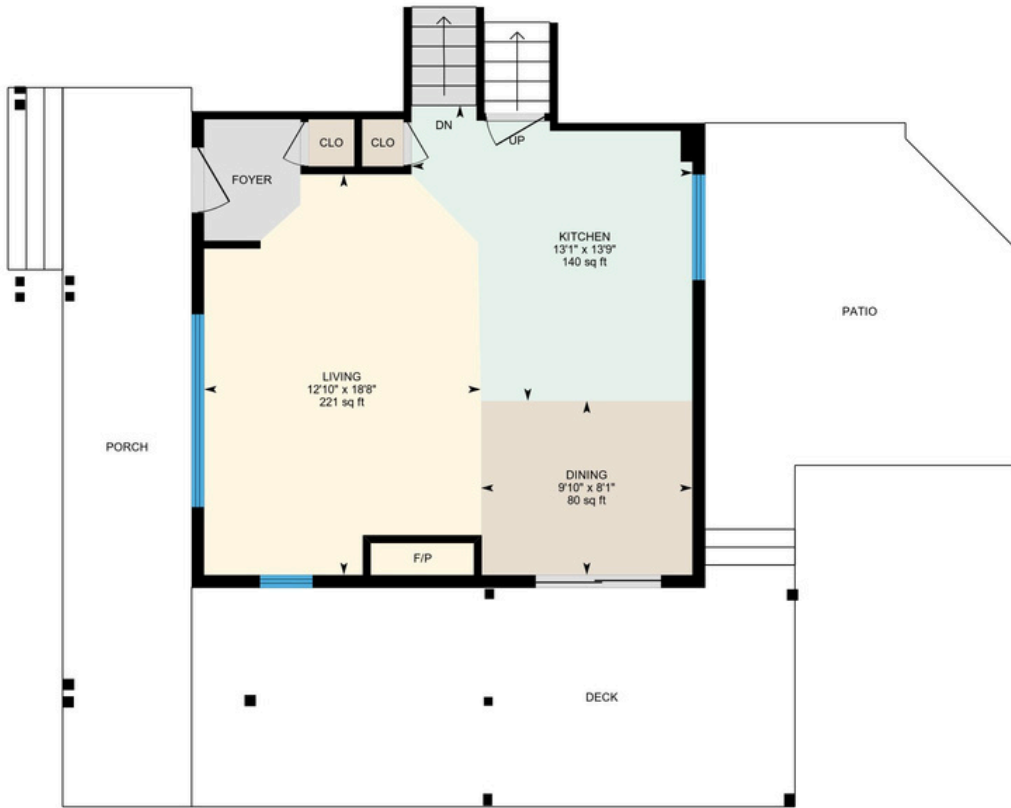




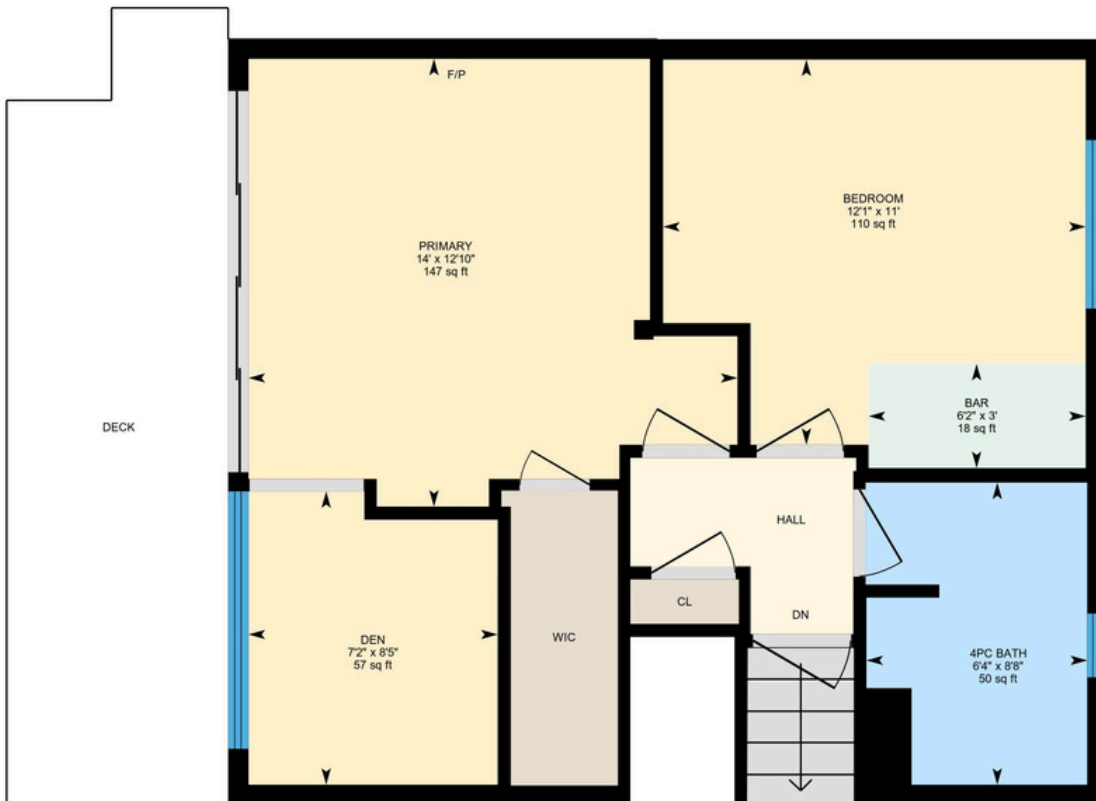


2165 Paly Rd, Kelowna, BC

Main Floor Exterior Area 542.14 sq ft
Interior Area 497.20 sq ft



Upper Level Exterior Area 539.64 sq ft
Interior Area 482.38 sq ft



PREPARED: 2025/05/03



2165 Paly Rd, Kelowna, BC

Lower Level (Below Grade) Exterior Area 498.99 sq ft
Interior Area 460.46 sq ft



Basement (Below Grade) Exterior Area 290.35 sq ft
Interior Area 236.21 sq ft
Excluded Area 232.65 sq ft



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PREPARED: 2025/05/03



EXCEPTIONAL FEATURES

- Charming timber frame-style home in McKinley Landing, where rustic elegance meets relaxed Okanagan living
- 4-bedroom, 2-bath home spanning over 1800 sq. ft. with a split 4-level plan
- Breathtaking lake views from multiple vantage points, including the primary suite and wraparound deck
- Thoughtfully designed kitchen with breakfast bar island, built-in desk, and ample cabinetry
- Primary suite features sliding doors to private deck, a cozy sleeping nook, and a walk-in closet
- Separate guest space; upper-level bedroom includes built-in kitchenette—excellent for visiting guests and in-laws
- Lower-level versatility featuring, two additional bedrooms, a private office, and a full bathroom
- Expansive recreation room in basement—flexible to be used for a home gym, theater, or playroom
- Generous storage throughout with two dedicated storage rooms, utility room, and ample closet space
- Located on a quiet private road with limited traffic, a peaceful environment and ample parking
- Level 0.31-acre lot—offering room to garden, play, or add outdoor living features
- Spacious wraparound cedar deck with covered section and outdoor TV mount—perfect for entertaining, lounging, or enjoying the view year-round
- Charming playhouse in the backyard—great for children or whimsical garden décor
- Walk to sunny public beach access, only 5 minutes away

Living

- Spacious in size with timber frame accents and laminate flooring
- Decorative fireplace adds a cozy, elegant ambiance
- Large windows offer an abundance natural light and capture the lake views
- Seamless open concept flow to the kitchen and dining area

Kitchen/Dining

- Bright and functional with a breakfast bar island with seating for 4 and sleek white cabinetry
- Includes an electric cooktop, built-in wall oven and a stainless-steel LG dishwasher and Kenmore refrigerator
- Dining room is convenient to the living room and kitchen
- Access to the wraparound cedar deck for indoor-outdoor dining

Recreation Room

- Plush carpets and wall mounted TV create a cozy and relaxing space for reading or watching movies
- Located on the basement level for a secluded and quiet space

Two Upper Level Bedrooms

- Primary bedroom features, a wall mounted A/C unit, sliding door access to a private lake view sun deck, a walk-in closet and a den/nook space perfect for a bed
- The second bedroom features a window overlooking the back yard and a kitchenette with built-in cabinetry, a refrigerator and a lower cabinet with sink, counter space and wine rack

Upper Level Bathroom

- 4-piece bath features, a vanity with a drop-in sink, a wall mounted mirror with overhead lighting and a tub/shower combination

Lower Level Office

- Located on the lower level, adjacent to the two bedrooms
- A desk with built-in shelving and storage provides an ideal space to study or work from home
- The lakeview window provides an abundance of natural light for a bright work space

Two Lower Level Bedrooms

- The first bedroom features laminate flooring, a window with lake views and a wall mounted TV
- A second bedroom features laminate flooring, an alcove for a desk, a window, a wall mounted TV and a mirrored sliding door closet

Lower Level Bathroom

- 3-piece bath features, a vanity with an undermount sink, a wall mounted mirror with overhead lighting and a walk-in frosted glass door shower
- Door access to laundry room

Lower Level Laundry

- Includes an LG top load washer and dryer
- Direct access to the backyard for added convenience





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