

451 SWAN DRIVE, KELOWNA

Presented by

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REALTY



451 SWAN DRIVE, KELOWNA

Perched on a quiet cul-de-sac, this custom-built home by award-winning Vineyard Developments captures unobstructed panoramic views of Okanagan Lake, the bridge, and the twinkling lights of Kelowna and West Kelowna. Designed for privacy and presence, this 5-bedroom, 4-bath residence blends timeless materials with modern comfort on a generous lot with room to add a pool. A curved entry opens to soaring ceilings, distressed wide-plank hardwood, and floor-to-ceiling windows that frame the view.

The great room features a dramatic rock wall with linear gas fireplace, complemented by Lutron lighting and Somfy remote blinds throughout.

The chef's kitchen pairs warm wood and white cabinetry with quartz counters, Bosch and Electrolux appliances, and a large island for six. A butler's pantry and statement-lit dining area flow to the covered upper deck with wood-inlay ceiling and glass railings—perfect for sunset entertaining.

The main-level primary retreat offers coffered ceilings, a custom walk-in closet, and a spa-inspired 5-piece ensuite with heated tile floors, freestanding tub, and glass shower.

The walkout lower level is designed for gathering, featuring a sunken rec room with two-sided fireplace, full bar, and three additional bedrooms with deck access.

Terraced landscaping, raised garden beds, multiple outdoor living areas, and an oversized double garage complete this exceptional hillside offering.

DETAILS

Address	451 Swan Drive, Kelowna, BC, V1W 5L9	Bedrooms	5
City	Kelowna	Bathrooms	4
		Finished Area	3,989 Sq. Ft.

SPECIFICATIONS

Lot Size	0.35 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 12, PLAN EPP12102, SECTION 24, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Near Park, Sprinklers in Ground		
View	Lake, Mountains, Bridges, City, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	3,989 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2016	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Radiant Floor	Exterior Features	Balcony, Private Yard, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Air Filtration	Basement	Full, Finished

ROOM SIZES

Main Level

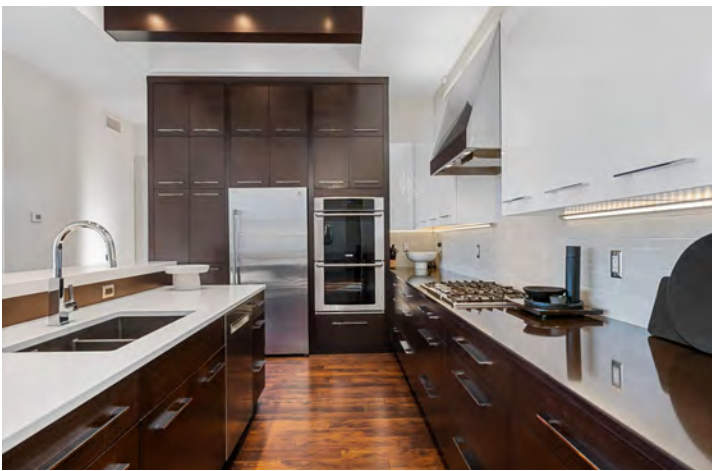
Pantry: 9'9" x 5'11"
Laundry: 6'1" x 13'8"
Primary Bedroom: 16'5" x 16'0"
Office: 9'5" x 9'11"
Living Room: 24'11" x 16'5"
Kitchen: 10'9" x 17'5"
Dining Room: 11'8" x 13'6"
5-Piece Ensuite Bath: 13'3" x 16'4"
2-Piece Bathroom: 6'0" x 5'5"
Bedroom: 14'11" x 17'0"

Lower Level

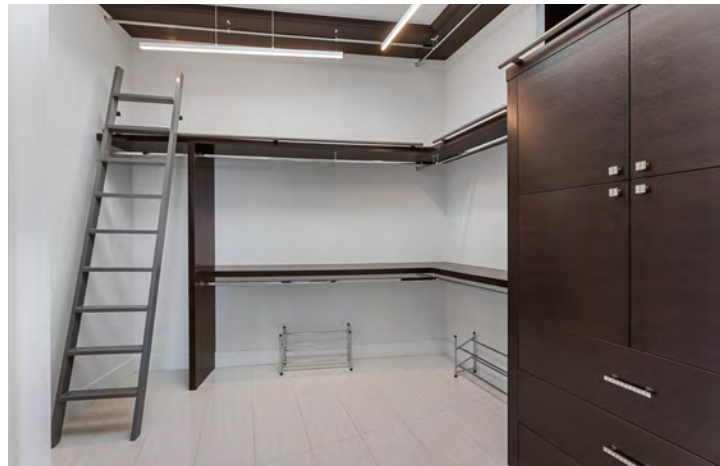
Utility Room: 7'4" x 5'11"
Recreation: 21'8" x 33'8"
Office: 16'3" x 19'6"
Bedroom: 14'11" x 12'0"
Bedroom: 11'9" x 14'2"
Bedroom: 12'1" x 13'11"
4-Piece Ensuite Bath: 6'4" x 11'7"
4-Piece Bathroom: 13'4" x 12'0"



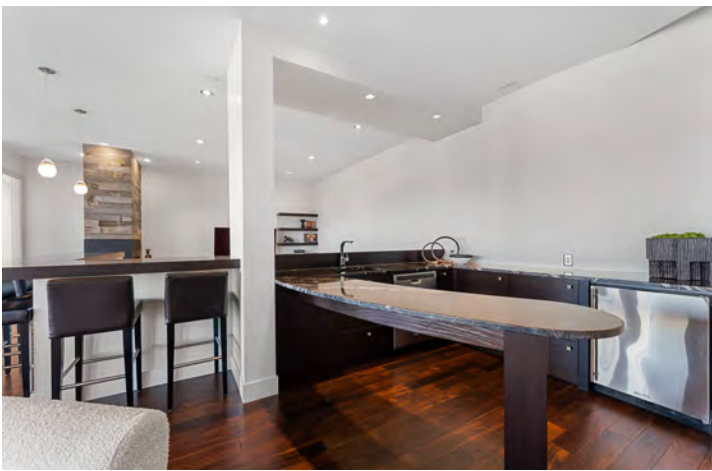


















451 Swan Dr, Kelowna, BC

Main Floor Exterior Area 2098.25 sq ft
 Interior Area 1966.30 sq ft
 Excluded Area 729.79 sq ft



PREPARED: 2026/02/16



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.

451 Swan Dr, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1891.09 sq ft
 Interior Area 1754.96 sq ft
 Excluded Area 70.69 sq ft



PREPARED: 2026/02/16



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EXCEPTIONAL FEATURES

- A beautifully designed residence with 5 bedrooms and 4 bathrooms over 3,989 sq. ft. of living space with quality elements including heated tile flooring and integrated lighting
- The main level features an expansive open-concept layout ideal for everyday living and entertaining
- The lower level is designed as a versatile family and entertainment hub with generous additional living space and walk-out access
- Finishing details include distressed wide-plank hardwood flooring, quartz surfaces, 8-foot solid wood doors and architectural features throughout
- Large windows throughout the home create a bright interior and capture unobstructed panoramic views of Okanagan Lake, the city skyline, bridge, and surrounding mountains
- Enhanced comfort and convenience with Lutron controlled lighting and Somfy remote-control blinds throughout the home
- A spacious upper deck positioned off the kitchen and great room, offering panoramic lake and city views and designed for seamless indoor–outdoor living
- A covered lower deck with walk-out access from multiple rooms, providing a private setting for outdoor lounging and entertaining
- The oversized 728 sq. ft. double garage offers ample storage and natural light complemented by a driveway with additional parking and easy access from the quiet cul-de-sac
- The front yard is professionally landscaped with irrigated shrubs, trees and rock with landscape lighting enhancing curb appeal
- The backyard offers terraced landscaping, raised garden beds, grassy areas, and room to add a pool, creating a private and inviting outdoor environment
- Ideally located on a quiet hillside setting with convenient access to Kelowna, West Kelowna, shopping, schools, and recreation with spectacular views
- A custom-built home by Vineyard Developments Ltd. that is move-in ready, offering the perfect blend of architectural presence, comfort, and livability

Inclusions

- Bosch five-burner gas cooktop
- Electrolux double ovens
- Electrolux refrigerator
- Bosch dishwasher
- Vent-A-Hood fan
- Electrolux refrigerator
- Samsung front load washer
- Samsung front load dryer
- Whirlpool dishwasher
- Marvel beverage refrigerator

Mechanical

- Goodman furnace
- Goodman AC
- 200-amp service panel
- 100-amp sub-panel
- Navien NPE-2 tankless water heater
- Emerson thermostats
- Honeywell Security system
- Clean Comfort Heat Recovery Ventilator
- Mvac Central vacuum system

MAIN LEVEL

Entry

- Architectural curved entry opens to a dramatic double ceiling-height great room
- Immediate sightlines to panoramic views of Lake Okanagan, Kelowna, West Kelowna, and the bridge
- Floor-to-ceiling windows flood the space with natural light

Living

- Rich toned hardwood flooring anchors the open-concept design
- Soaring ceilings with expansive two-storey windows frame breathtaking lake and city views
- Striking floor-to-ceiling stone feature wall with linear gas fireplace
- Seamless indoor-outdoor flow with direct access to the view deck
- Bright, airy layout designed to maximize light, scale, and architectural presence

Kitchen

- Hardwood flooring throughout with ceiling beams and recessed lighting
- Contemporary two-tone cabinetry featuring warm wood lowers and polished white uppers, one wall of cabinetry is built to ceiling height with soft-close doors and maple interiors
- Quartz countertops along the perimeter and a statement white quartz island with raised eating bar with seating for 3 to 4
- Under-cabinet lighting and tile backsplash for a modern finish
- Upper transom windows adding natural light
- Under-mount Blanco Island sink with a modern Moen faucet
- Separate butler's pantry with matching custom cabinetry, quartz counters, under-mount prep sink, and additional Electrolux refrigerator
- Direct glass door from pantry to front patio space for seamless indoor-outdoor entertaining

Dining

- Open Hardwood flooring continues throughout the space
- Three statement chandeliers creating a dramatic focal point
- Sliding glass doors opening to the covered view deck
- Stunning panoramic views of Okanagan Lake and surrounding mountains
- -concept dining space seamlessly connected to the kitchen and great room

Office

- Private office space with transom windows adding natural light
- Hardwood floor, additional window overlooking the front yard
- Pre-plumbed and ready for future bathroom installation if desired

Laundry

- Hardwood flooring, custom cabinetry with quartz countertop & stainless steel utility sink
- Comfort-height cabinetry plus upper cabinets with soft-close hardware
- Conveniently located off the primary walk-in closet with direct access to the garage
- Ample storage for seasonal and off-season organization

Two Bedrooms

- Primary bedroom features plush carpets, expansive windows framing panoramic lake views, custom remote-controlled drapery, a walk-in closet with custom built-ins, a skylight and a 5-piece ensuite
- The second bedroom features hardwood flooring, floor to ceiling windows with lake and valley views, built-in shelving, media hook-up, currently used as family room

Two Bathrooms

- Primary ensuite features heated tile flooring, windows with lake views, remote-controlled custom drapery, a vanity with quartz countertops and two under-mount sinks, soft-close cabinetry, a full-height mirror with integrated lighting, under-cabinet lighting, a freestanding tub, a fully tiled glass-enclosed walk-in shower with built-in bench
- Powder room features hardwood flooring, a vanity with quartz waterfall-edge countertop, a ceramic vessel sink, soft-close cabinetry with under-cabinet lighting

LOWER LEVEL

Recreation Room

- Hardwood flooring throughout main recreation space
- Large windows capturing expansive lake and mountain views, direct access to the lower-level deck
- Two distinct lounging areas including a view-oriented entertaining space and a sunken media room with plush carpeting
- Two-sided gas fireplace featuring repurposed distressed wood surround and quartz hearth
- Built-in display shelving

Bar

- Raised bar seating for six with pendant lighting
- Granite countertops with under-mount Blanco sink
- Soft-close custom cabinetry, dishwasher and beverage fridge

Flex Room

- Hardwood flooring, large window capturing scenic views
- Built-in cabinetry with oversized sink
- Integrated shelving for display and organization
- Versatile space ideal for a hobby room, art studio, or secondary office

Three Bedrooms

- Bedroom 1 features plush carpet, a large window with lake views, door with access to the lower deck, a walk-in closet with custom built-ins, and blackout blinds
- Bedroom 2 features plush carpet, large windows overlooking Okanagan Lake, access to the lower deck, a walk-in closet with custom built-ins, and blackout blinds
- Bedroom 3 features plush carpet, a large window with west views, access to the side patio and a 4-piece ensuite

Two Full Bathrooms

- 4-piece bathroom features heated tile flooring, a large single vanity with quartz countertop, an under-mount sink and soft-close cabinetry, under-cabinet lighting, a fully tiled tub/shower combination, and a spacious walk-in closet with custom built-ins
- 4-piece bathroom features heated tile flooring, a large vanity with quartz countertops and 2 under-mount sinks, soft-close cabinetry, under-cabinet lighting, and a fully tiled walk-in shower with glass enclosure

LOCATION



SCHOOLS

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



PARKS & REC

6 playgrounds, 2 dog parks and 62 other facilities are within a 20 min walk of this home.



TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 5 min walk away.



Unobstructed Lake, City & Bridge Views

This home truly elevates Okanagan Living

The architectural design, luxurious finishes, and breathtaking panoramic lake views come together in perfect harmony. Thoughtfully crafted by Vineyard Developments, this residence offers a level of privacy, presence, and livability that is rarely found. From its soaring great room to its resort style outdoor spaces and entertainers' lower level, every detail has been curated for those who appreciate timeless quality and exceptional comfort.

— Mike Mychalyshyn

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