



3596 ARROWROOT DRIVE, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



3596 ARROWROOT DRIVE, KELOWNA

Contemporary lakeview residence in the sought-after McKinley Beach community, designed to capture panoramic views of Okanagan Lake and surrounding mountains from nearly every room. Ideally positioned with green space on one side, the home enjoys exceptional privacy in a peaceful natural setting. Clean architectural lines and expansive floor-to-ceiling windows create a bright, modern interior where indoor and outdoor living flow seamlessly.

The open-concept main level features a dramatic double-height wall of glass and a striking floor-to-ceiling black tile fireplace framing breathtaking lake views. The chef-inspired kitchen offers a waterfall-edge island, quartz counters, ceiling-height cabinetry, premium KitchenAid appliances, and a fully equipped butler's pantry. The dining area opens to the covered upper deck—perfect for lakeside entertaining.

The primary suite is a tranquil retreat with floor-to-ceiling windows, custom walk-in closet, and a spa-inspired 5-piece ensuite with heated floors, freestanding tub, and tiled walk-in shower. A dedicated office or studio completes the main level.

The walkout lower level continues the lake views with floor-to-ceiling windows and offers a spacious family room with two-sided fireplace, wet bar, and climate-controlled wine room for 600+ bottles. Three bedrooms and three bathrooms are located on this level, two with private ensuites.

Covered decks span both levels, including a lower terrace with hot tub. Backing onto greenbelt with only one neighbouring home and featuring a rare three-car garage, this exceptional property offers privacy just minutes from the lake and Kelowna amenities.

DETAILS

Address	3596 Arrowroot Drive, Kelowna, BC, V1V 3G2	Bedrooms	4
City	Kelowna	Bathrooms	5
		Finished Area	3,465 Sq. Ft.

SPECIFICATIONS

Lot Size	0.29 Acres	Zoning	CD18
Water	Municipal	Legal Description	STRATA LOT 17 SECTION 29 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS4210TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Sewer	Connected	Ownership	Freehold, Strata
Features	Easy Access, Near Park, Near Golf Course, Sprinklers in Ground, Secluded, Rolling Slope		
View	Lake, Mountains, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	3,465 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2023	Parking	3 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame, Fiber Cement, MetalSiding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Radiant	Exterior Features	Balcony, Sprinkler System, Hot Tub
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar	Basement	Full, Finished
Monthly Fees	\$50		

ROOM SIZES

Main Level

Mud Room: 7'9" x 14'1"
2-Piece Bathroom: 5'0" x 5'0"
Living Room: 33'10" x 14'2"
Storage Room: 7'10" x 6'0"
5-Piece Ensuite Bath: 16'4" x 10'1"
Laundry: 5'8" x 9'7"
Foyer: 7'2" x 13'7"
Kitchen: 17'8" x 11'11"
Office: 10'4" x 12'1"
Dining Room: 15'8" x 12'0"
Primary Bedroom: 15'9" x 14'1"

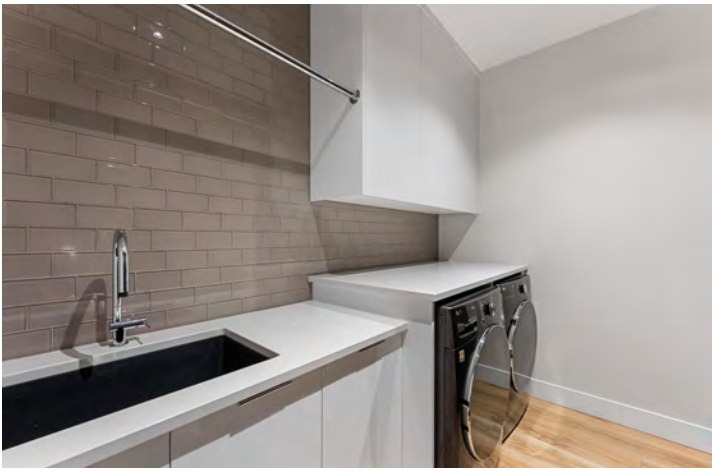
Lower Level

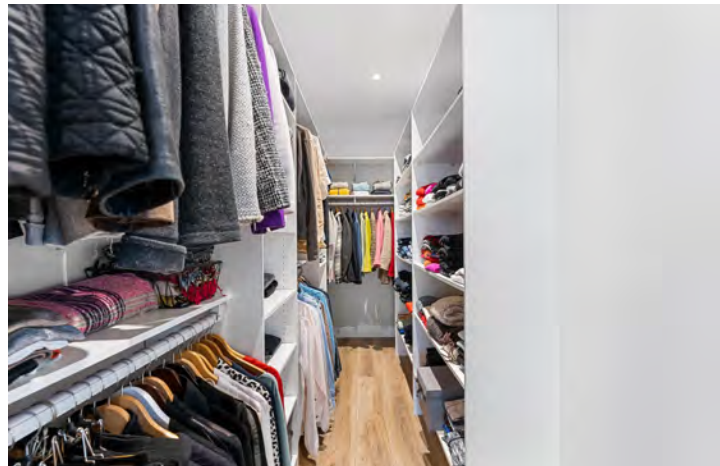
Bedroom: 11'11" x 12'9"
3-Piece Ensuite Bath: 6'8" x 8'1"
Bedroom: 10'4" x 9'6"
3-Piece Ensuite Bath: 5'9" x 9'6"
Recreation: 21'4" x 28'0"
4-Piece Bathroom: 6'7" x 8'10"
Wine Cellar: 12'8" x 11'4"
Bedroom: 15'9" x 11'0"









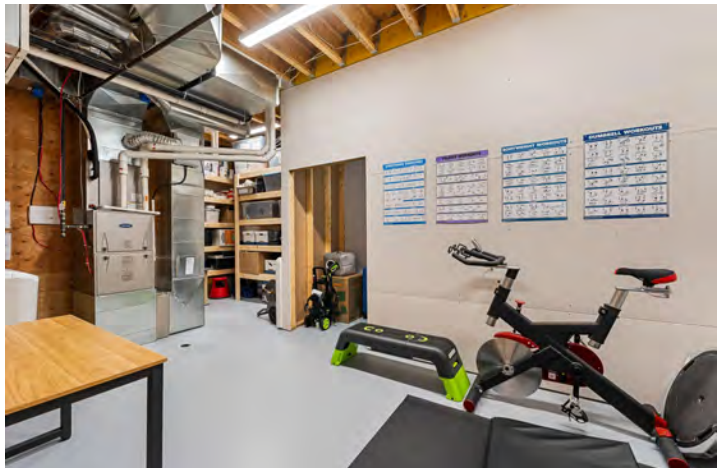
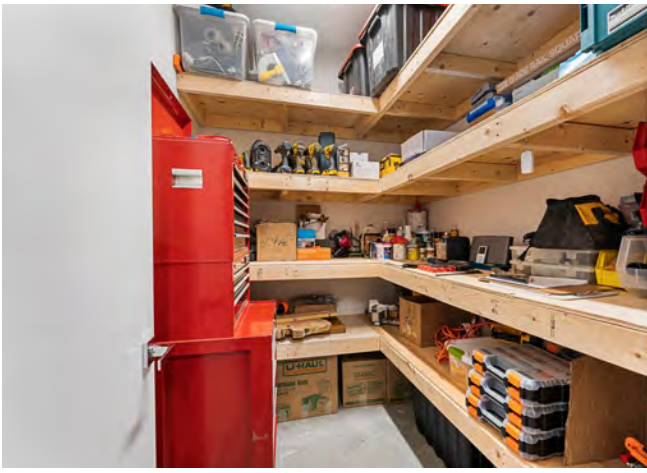
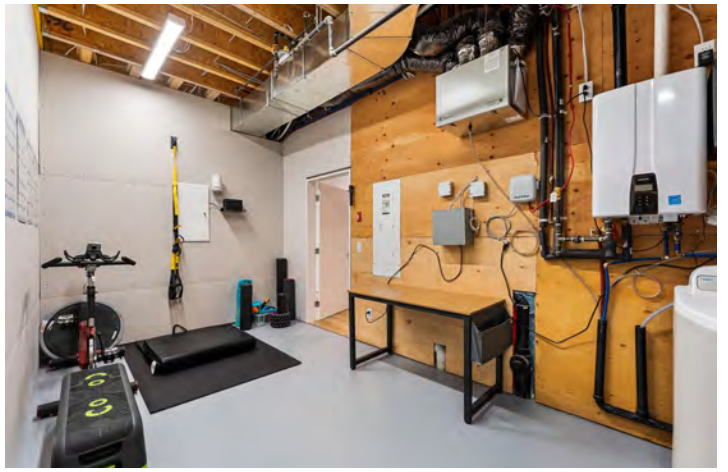












3596 Arrowroot Dr, Kelowna, BC

Main Floor Exterior Area 1511.36 sq ft
 Interior Area 1787.77 sq ft
 Excluded Area 711.00 sq ft



PREPARED: 2026/03/05



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.

3596 Arrowroot Dr, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1553.29 sq ft
 Interior Area 1434.81 sq ft
 Excluded Area 245.34 sq ft



PREPARED: 2026/03/05



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

- 3465 sq. ft. of living space with 4 bedrooms and 4 bathrooms across two levels on a large 0.29 acre lot
- Architecturally striking modern West Coast residence designed to embrace its natural surroundings
- Commanding panoramic views of Okanagan Lake, surrounding mountains, and protected greenbelt
- Exceptionally private setting on a rare lot with only one neighbouring property
- Dramatic double-height living space framed by expansive floor-to-ceiling windows and transom windows, creating a seamless connection to the outdoors
- A refined interplay of warm wood tones and clean modern lines, curated to deliver both style and comfort
- Glass railings and integrated stair lighting offering a sleek, gallery-like architectural presence
- Designer kitchen and butler's pantry with full-height cabinetry, quartz surfaces, and rich toned walnut accents, complemented by a premium appliance package
- Effortless indoor-outdoor flow to expansive view decks, designed for entertaining and everyday living
- Spa-calibre bathrooms throughout, appointed with heated floors, floating vanities, quartz surfaces, and full-height tile detailing
- A serene primary ensuite retreat features a freestanding soaker tub, rainfall shower, and refined, hotel-inspired finishes
- Walk-out lower level designed for leisure and hosting, complete with a versatile recreation space, custom wet bar, and two-sided fireplace
- Temperature-controlled wine room with bespoke walnut racking, accommodating approximately 600+ bottles
- Multiple outdoor living spaces spanning both levels, featuring frameless glass railings, cedar architectural elements, recessed lighting, and integrated sunshades
- Private hot tub and lounge areas positioned to fully capture the sweeping lake and valley views
- Heated triple car garage with storage and built-in organization
- Energy-efficient design with dual-zone climate control for year-round comfort
- Located within McKinley Beach, offering access to basketball, tennis, pickleball, community gardens, playground, indoor pool, yoga studio, gymnasium, outdoor hot tub, sandy beaches, marina access and extensive hiking and nature trails

Inclusions

- KitchenAid six burner gas range
- 42" Built-in KitchenAid refrigerator
- Professional stainless steel hood fan
- Bosch dishwasher
- LG front-load washer
- LG front load dryer
- Whirlpool beverage fridge

Mechanical

- Carrier furnace
- Carrier AC
- 200-amp service
- Navien hot water tank
- Ecobee thermostats
- Nuheat floor thermostats
- Somfy blind controllers
- Wine Guardian thermostat
- Rainbird Irrigation control
- Novo water softener

MAIN LEVEL

Great Room

- Open-concept great room designed for open flow living and entertaining
- High ceilings paired with expansive floor-to-ceiling windows and transom windows above
- Luxury vinyl plank flooring throughout, offering a clean and cohesive modern finish
- Striking floor-to-ceiling tiled linear gas fireplace serving as a bold architectural focal point
- Panoramic windows capturing incredible views and natural light

Kitchen/Dining

- Contemporary chef's kitchen anchored by a large central island with waterfall-edge quartz and seating for three
- Striking two-tone cabinetry featuring polished white lowers and rich toned walnut uppers, all built to ceiling height
- White quartz countertops paired with a full-height quartz backsplash for a seamless, modern aesthetic
- Statement pendant lighting over the island, complemented by recessed lighting throughout
- Undermount sink positioned to capture stunning lake views through expansive windows
- Premium appliance package including a KitchenAid six-burner gas range, 42" built-in French door refrigerator, professional-grade hood fan, and Bosch dishwasher
- Dedicated beverage/serving area with built-in buffet, quartz countertop, and additional storage
- Reverse osmosis water system with dedicated tap for added convenience

Butler's Pantry

- Dedicated prep space featuring flat-front cabinetry in a rich, warm wood tone, built to ceiling height
- White quartz countertops paired with under-cabinet lighting for a clean, functional workspace
- Integrated Bosch built-in wall oven and KitchenAid microwave
- Thoughtfully positioned for easy flow between kitchen and dining areas

Dining

- Open-concept dining area convenient to the kitchen and great room
- Double sliding glass doors leading to the upper deck for effortless indoor-outdoor living
- Luxury vinyl plank flooring continuing throughout
- Generous space accommodating a full dining table, ideal for both casual meals and entertaining

Flex Room

- Versatile flex room currently styled as an art studio, easily adaptable as a home office, creative space, or hobby room
- Large windows overlooking the front yard, providing natural light
- Luxury vinyl plank flooring with removable protective covering, offering flexibility for creative or work-focused use
- Built-in cabinet with quartz countertop, tile backsplash, undermount sink, and Riobel faucet

Laundry

- Custom two-tone cabinetry built to ceiling height, offering lots of storage and a clean, tailored look
- Quartz countertops with folding counter at comfort height
- Undermount sink with a full-height tile backsplash
- Hanging bar for drying delicate items
- Luxury vinyl plank flooring for an attractive, low-maintenance finish

Mud Room

- Custom built-in bench with shelving and upper cabinetry, keeping things organized
- Large double-door closet with built-in storage for coats and seasonal items
- Direct, convenient access to the garage

Primary Bedroom Suite

- Complete with luxury vinyl plank flooring, floor-to-ceiling windows with remote window coverings, a walk-in closet with built-ins, and a 5-piece ensuite

Two Bathrooms

- 5-piece primary ensuite features heated tile flooring, a large vanity with white quartz countertop and two undermount sinks, polished white cabinetry with soft-close hardware, under-cabinet lighting, a large mirror with integrated lighting, a freestanding soaker tub with Riobel deck-mounted faucet, a fully tiled walk-in shower with built-in bench and ceiling-mounted rain showerhead, and floor-to-ceiling cabinetry providing abundant storage
- 2-piece powder features luxury vinyl plank flooring, a floating vanity with under-cabinet lighting, white quartz countertop, polished flat-front cabinetry with soft-close hardware, a concrete vessel sink, a wall-mounted faucet and a floor-to-ceiling tiled feature wall accented by pendant lighting

LOWER LEVEL

Recreation Room

- Expansive lower-level recreation space with luxury vinyl plank flooring high ceilings
- Floor-to-ceiling windows showcasing panoramic lake and mountain views
- Double-sided linear gas fireplace creates an appealing architectural element
- Custom wet bar with flat-front cabinetry, black quartz countertop, undermount sink, and Whirlpool beverage fridge
- Power blinds for effortless light and privacy control
- Double sliding doors opening to the lower covered deck for seamless indoor-outdoor living

Wine Room

- Climate-controlled wine room with custom walnut built-in racking to hold approximately 600+ bottles
- Secure locking door for privacy and collection protection
- Luxury vinyl plank flooring continues in the space maintaining the clean, modern aesthetic

Three Bedrooms

- The first bedroom features luxury vinyl plank flooring, a large window with lake and mountain views, a spacious walk-in closet with custom built-ins, and a 3-piece ensuite
- The second bedroom features luxury vinyl plank flooring, a large window with views, a sliding-door closet with custom built-ins, and a private 3-piece ensuite
- The third bedroom features luxury vinyl plank flooring, a large window, and a double-door closet with custom built-ins

Three Bathrooms

- 3-piece ensuite features luxury vinyl flooring, a floating vanity with polished white cabinetry, a quartz countertop with undermount sink, and a fully tiled walk-in shower with rain showerhead
- 3-piece ensuite features luxury vinyl flooring, a vanity with polished white cabinetry, a quartz countertop with undermount sink, and a tiled walk-in shower
- 3-piece bathroom features luxury vinyl plank flooring, a floating vanity with flat-front cabinetry, soft-close hardware, a white quartz countertop with undermount sink, a tiled backsplash, a tub/shower combination with tile surround

LOCATION



SCHOOLS

4 public & 2 Catholic schools serve this home. Of these, 3 have catchments. There are 3 private schools nearby.



PARKS & REC

2 playgrounds, 1 dog park and 30 other facilities are within a 20 min walk of this home.



*You Will Love The Unobstructed
View & Exceptional Privacy!*

Created by the neighbouring parkland ...

It makes you feel like you are on a cruise ship with the floor to ceiling windows that capture the amazing lake and mountain view setting.

— Jane Hoffman

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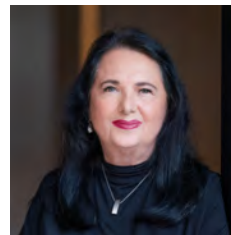


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