



861 BOYNTON PLACE, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



861 BOYNTON PLACE, KELOWNA

An exceptional modern residence set above the city, offering refined design, impressive craftsmanship and sweeping panoramic views of the city, mountains and Okanagan Lake. Thoughtfully designed for seamless indoor-outdoor living, this home captures the essence of the Okanagan lifestyle.

The open-concept main level is defined by soaring ceilings, wide plank oak flooring and expansive windows that frame the breathtaking outlook. At the heart of the home, the gourmet kitchen showcases quartz countertops, a waterfall island, Westwood cabinetry, full-height quartz backsplash and premium appliances including a Wolf gas range and Sub-Zero refrigerator, complemented by a well-appointed butler's pantry with beverage fridge and coffee station. The great room features a floor-to-ceiling soft white brick fireplace with custom built-ins, while sliding doors extend the living space onto the expansive south-facing covered deck with frameless glass railing and incredible views.

The primary suite offers private deck access, a custom walk-in closet with laundry and a spa-inspired ensuite with steam shower and freestanding soaker tub. The lower level is designed for entertaining with a spacious family room, stylish bar area, gym or flexible recreation space and direct access to the outdoor living areas. Outside, a private resort-style setting awaits with a heated saltwater infinity pool, lounging areas and beautifully landscaped grounds.

Complete with a heated garage, EV charging and smart home features. Located in the Highpointe Terraces neighborhood, on quiet no thru road, hiking and walk trails nearby and a short hop to nearby amenities.

DETAILS

Address	861 Boynton Place, Kelowna, BC, V1V 2Y1	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	4,546 Sq. Ft.

SPECIFICATIONS

Lot Size	0.32 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 3 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP79058
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Easy Access, Landscaped, Paved, Views, Sprinklers in Ground, Secluded, Sloped, Culdesac		
View	Lake, Mountains, City, Water, Valley		

BUILDING FEATURES

Finished Area	4,546 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Electric)
Year Built	2023	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame, Brick
Pool	Pool, In Ground, Outdoor, Salt Water, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard, Sprinkler System
Heating	Forced Air, Radiant	Basement	Full, Finished, Walkout
Interior Features	Den, Air Filtration		

ROOM SIZES

Main Level

Living Room: 20'1" x 20'9"
Pantry: 8'10" x 10'7"
Kitchen: 11'5" x 16'3"
5-Piece Ensuite Bath: 14'0" x 12'1"
Primary Bedroom: 24'7" x 15'1"
Office: 11'6" x 11'2"
Storage Room: 7'0" x 4'7"
2-Piece Bathroom: 4'11" x 6'8"
Mud Room: 9'1" x 7'5"
Dining Room: 11'1" x 14'0"

Lower Level

Bedroom: 14'11" x 9'11"
Utility Room: 8'5" x 13'4"
Laundry: 13'2" x 11'9"
Bedroom: 13'7" x 13'7"
4-Piece Ensuite Bath: 5'7" x 13'7"
Family Room: 25'8" x 18'7"
Bedroom: 25'1" x 22'5"
3-Piece Ensuite Bath: 8'1" x 8'8"
Wine Cellar: 20'11" x 7'2"
Den: 20'11" x 16'0"

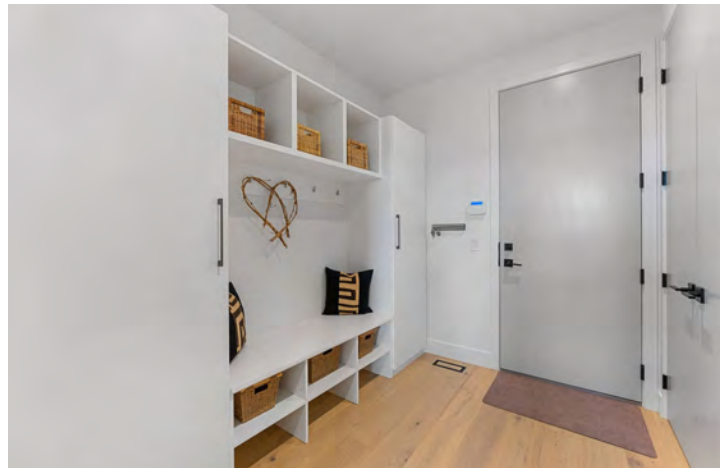








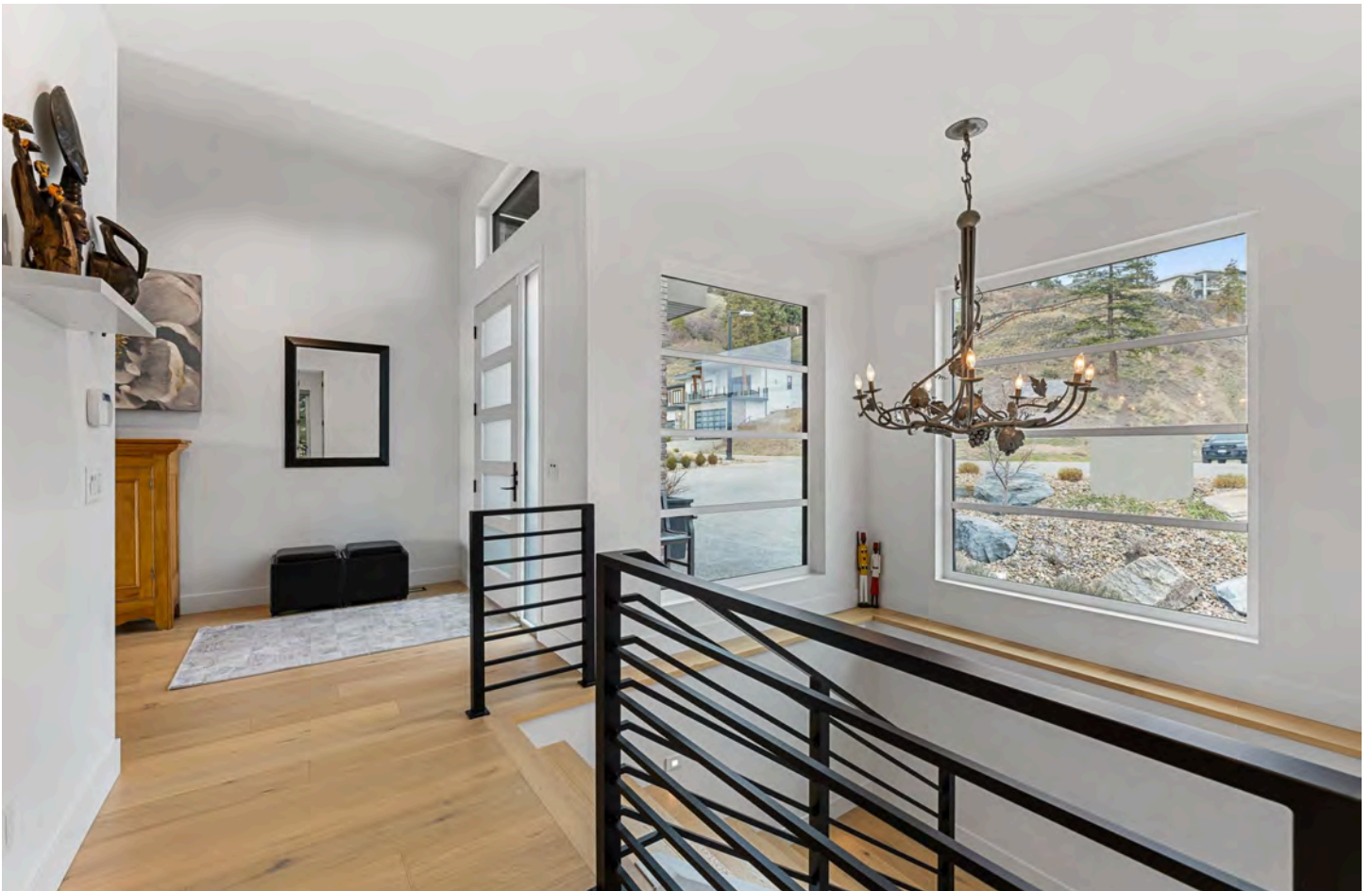






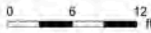






861 Boynton Pl, Kelowna, BC

Main Floor Exterior Area 2124.20 sq ft
 Interior Area 1973.06 sq ft
 Excluded Area 572.33 sq ft



PREPARED: 2026/03/03



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.

861 Boynton Pl, Kelowna, BC

Lower Level (Below Grade) Exterior Area 2421.70 sq ft
 Interior Area 2262.13 sq ft
 Excluded Area 183.69 sq ft



PREPARED: 2026/03/03



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EXCEPTIONAL FEATURES

- Over 4,500 sq. ft. of refined living space with 4 bedrooms and 4 bathrooms, thoughtfully designed across two spacious levels
- Located in the prestigious Highpoint Terraces on a quiet no-thru road, offering privacy and a serene setting
- Striking modern contemporary design with clean lines, quality finishes, and exceptional curb appeal
- Wide plank oak hardwood flooring throughout both upper and lower levels, complemented by soaring 9'-12' ceilings and 8' interior doors
- Sun-filled interiors with expansive windows capturing breathtaking panoramic views of the city, mountains, and surrounding landscape
- Designer kitchen by Westwood Cabinets featuring premium quartz throughout, custom cabinetry, and high-end appliance package including Wolf and Sub-Zero
- Seamless open-concept main level with stunning indoor-outdoor flow, ideal for entertaining
- Floor-to-ceiling fireplace feature wall with custom built-ins and ambient lighting
- Large sliding glass doors opening to a full-width, south-facing covered deck with wood inlay ceilings, recessed lighting, ceiling fan, and built-in speakers
- Outdoor living enhanced with gas hookups, frameless glass railings, and multiple lounge and dining areas overlooking the pool
- Resort-style backyard with a heated saltwater infinity pool, automatic cover, and striking concrete deck with blue epoxy finish
- Private yard with low-maintenance landscaping, boulder features, and mature trees
- Walk-out lower level designed for entertaining, featuring a spacious recreation room, custom bar with waterfall-edge island, beverage cooler, and direct access to the pool deck
- Flexible lower-level spaces ideal for a home gym, theatre, or games room, along with dedicated wine storage
- Professionally landscaped front exterior with exposed aggregate driveway, rock gardens, and landscape lighting
- Heated double garage with epoxy flooring, EV charging capability, and hot/cold water access
- Centrally located just minutes to top amenities, schools, and endless hiking and biking trails

Inclusions

- Wolf 6-burner gas range
- Sub-Zero refrigerator/freezer
- LG dishwasher
- Wolf microwave
- Frigidaire beverage fridge
- LG dishwasher
- Frigidaire beverage cooler
- Whirlpool washer
- Whirlpool dryer

Mechanical

- Armstrong Air Pro Series furnace
- Armstrong A/C
- 200-amp service panel
- Navien tankless water heater
- Comfort Sync thermostats
- DSC Security
- Lifebreath heat recovery ventilator
- GeneralAire humidifier
- Moen Flo Smart Water Monitor and Shutoff

MAIN LEVEL

Kitchen

- Designer chef's kitchen anchored by a statement waterfall-edge quartz island with seating for four and double undermount sink
- Refined palette of full-height flat-panel cabinetry in soft grey, complemented by warm white oak accents and soft-close hardware throughout
- Elegant white quartz countertops with subtle veining, carried seamlessly into a full-height backsplash
- Thoughtfully appointed with undercabinet lighting and a wall-mounted pot filler
- Custom wood-clad feature hood vent, creating a striking focal point
- Premium appliance package including Wolf 6-burner gas range with double ovens and grill, Sub-Zero refrigerator/freezer, and LG dishwasher
- Wide plank hardwood flooring throughout, enhancing the clean, modern aesthetic

Butler's Pantry

- Convenient well appointed prep kitchen with quartz countertops and undermount prep sink
- Full-height upper and lower cabinetry offering abundant storage with clean, modern lines
- Dedicated coffee station complemented by undercabinet lighting
- Large window frame the city views and add natural light
- Equipped with Wolf microwave and Frigidaire beverage fridge
- Continuation of wide plank hardwood flooring for a cohesive flow

Dining

- Elegant dining area integrated within the open-concept design
- Framed by expansive windows capturing sweeping city, lake, and mountain views
- Contemporary linear chandelier anchoring the space
- Direct access to the outdoor BBQ area for effortless indoor-outdoor entertaining

Great Room

- Light-filled great room designed for elevated everyday living and entertaining
- Floor-to-ceiling fireplace with linear gas insert, oak mantel and soft white brick surround creating a striking focal point
- Custom built-in display shelving with integrated lighting and wide plank hardwood flooring throughout
- Expansive windows and double sliding glass doors seamlessly connect to the upper deck lounge area
- Motorized blinds for effortless comfort and privacy

Two Bedrooms

- Primary bedroom features wide plank hardwood flooring, large windows and sliding glass doors to the upper deck with lake, city, and mountain views, a spacious walk-in closet with custom built-ins, a stacking Whirlpool washer and dryer, and a spa-inspired 5-piece ensuite
- The second bedroom features wide plank hardwood flooring, large windows with motorized blinds, a walk-in closet with built-ins

Two Bathrooms

- 5-piece ensuite features heated porcelain tile flooring, a large vanity with quartz countertop and two undermount sinks, warm oak cabinetry with soft-close hardware, under cabinet lighting, a fully tiled walk-in steam shower with bench seating, a freestanding soaker tub with a matte black deck-mounted faucet, and a large picture window with city and valley views
- 2-piece powder room features hardwood flooring, a floating vanity with quartz countertop and an undermount sink, striking soft blue mosaic tile feature wall, and under cabinet lighting

LOWER LEVEL

Recreation Room

- Expansive, light-filled recreation space with wide plank hardwood flooring and high ceilings
- Sleek linear electric fireplace with integrated media wall creates a modern focal point
- Double sliding glass doors provide seamless access to the pool deck and outdoor lounge areas, enhancing indoor-outdoor living

Entertainment Bar

- Designer U-shaped bar anchored by a waterfall-edge island with pendant lighting and seating for four
- Custom flat-panel cabinetry in soft grey with quartz countertops and undermount Blanco sink
- Striking white oak feature wall with open display shelving adds warmth and architectural interest
- Equipped with LG dishwasher and built-in Frigidaire beverage cooler
- Direct walk-out access to the pool deck for effortless entertaining flow

Flex Space

- Versatile, open-concept space finished with wide plank hardwood flooring
- Generous proportions allow for a variety of uses including media room, fitness studio, or games area
- Sliding barn door reveals a dedicated wine storage room

Laundry

- Spacious and thoughtfully designed with high ceiling
- Large window overlooking mature trees, bringing in natural light
- Large format porcelain tile flooring
- Custom built-in cabinetry with soft-close hardware and expansive quartz countertops
- Undermount stainless steel sink and dedicated folding area
- Equipped with Whirlpool front-load washer and dryer

Three Bedrooms

- The first bedroom features wide plank hardwood flooring, large windows with poolside views, motorized blinds, and a double closet with built-ins
- The second bedroom features hardwood flooring, a window with pool and mountain views, and a double closet with built-ins
- The third bedroom features hardwood flooring, large windows with lake, city, and mountain views, direct access to the lower deck, motorized blinds and a large walk-in closet with custom built-ins

Two Full Bathrooms

- 4-piece bathroom features heated porcelain tile flooring, a vanity with quartz countertop and 2 undermount sinks, flat-panel cabinetry, soft-close hardware, and a fully tiled walk-in shower with floor-to-ceiling tile surround
- 3-piece bathroom features heated porcelain tile flooring, a floating vanity with soft grey flat-panel cabinetry, a quartz countertop with undermount sink, a fully tiled walk-in shower with floor-to-ceiling tile surround

LOCATION



SCHOOLS

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



PARKS & REC

13 playgrounds, 2 dog parks and 69 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 9 min walk away.



Perched above Kelowna

This Modern Residence Captures

Breathtaking lake and valley views, blending effortless luxury with dramatic natural beauty. Every detail, from the open, sun-filled interiors to the resort-style outdoor spaces—defines refined living at its finest.

— Jane Hoffman

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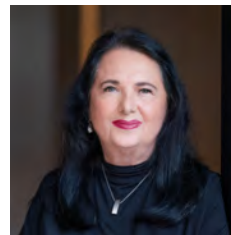


JANE HOFFMAN
REALTY

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

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



JANE HOFFMAN
Personal Real Estate Corporation

250-862-7800
jane@janehoffman.com



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