



485 CASA RIO DRIVE, WEST KELOWNA

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REALTY



485 CASA RIO DRIVE, WEST KELOWNA

Nestled on a quiet cul-de-sac in a private waterfront setting, this beautiful customized residence offers a rare opportunity to experience tranquil living on the shores of Okanagan Lake. Surrounded by mature gently sloping grounds, the home blends refined design with a relaxed, resort-inspired lifestyle. Panoramic city and lake view and just minutes into town!

A grand foyer with soaring ceilings, skylights and a graceful curved staircase welcomes you inside. The main living area unfolds beneath expansive windows and wall-to-wall Nano doors that open to the covered lakeside deck, creating seamless indoor-outdoor living just steps from the water. At the heart of the home, the chef's kitchen featuring two islands, including a large L-shaped island with seating for seven, granite countertops, premium Thermador appliances and an oversized walk-in pantry.

The primary retreat offers deck access, a custom walk-in closet and a spa-inspired ensuite with heated floors, a freestanding soaker tub and a fully tiled walk-in shower. Additional bedrooms on the upper level provide privacy for family and guests, including a second primary-style suite.

The lower level is designed for relaxation with a spacious rec room, temp-controlled wine room, guest suite and walk-out access to the covered patio and backyard. All levels with elevator access!

Outside, tiered landscaping leads to a sandy beach and a dock with boat and Seadoo lifts. Heated triple garage and generous driveway parking.

DETAILS

Address	485 Casa Rio Drive, West Kelowna, BC, V1Z 3L6	Bedrooms	5
City	West Kelowna	Bathrooms	7
		Finished Area	6,993 Sq. Ft.

SPECIFICATIONS

Lot Size	0.37 Acres	Zoning	SFD
Water	Irrigation District	Legal Description	LOT 2, PLAN KAP42401, DISTRICT LOT 485, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Landscaped, Paved, Near Golf Course, Sprinklers in Ground		
View	Lake, Mountains, City, Water, Panoramic		
Waterfront	Lake, Lakefront, Lake Privileges		

BUILDING FEATURES

Finished Area	6,993 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	1991	Parking	3 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, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

Dining Room: 16'10" x 19'10"
Pantry: 13'10" x 7'0"
Foyer: 16'0" x 9'0"
5-Piece Ensuite Bath: 17'3" x 13'4"
Kitchen: 16'1" x 25'6"
2-Piece Bathroom: 6'4" x 4'9"
Primary Bedroom: 13'2" x 34'3"
Laundry: 4'11" x 10'5"
Office: 10'8" x 19'5"
Living Room: 27'8" x 25'6"

Lower Level

3-Piece Bathroom: 6'2" x 8'6"
Bonus Room: 13'6" x 12'7"
Utility Room: 11'7" x 10'7"
Bedroom: 13'2" x 20'11"
4-Piece Ensuite Bath: 8'7" x 12'6"
Recreation: 42'0" x 32'3"
Storage Room: 4'0" x 10'5"
Storage Room: 10'7" x 26'4"

Second Level

Bathroom: 9'2" x 7'0"
Bedroom: 13'0" x 18'3"
Bedroom: 13'8" x 18'3"
6-Piece Ensuite Bath: 18'8" x 11'11"
3-Piece Ensuite Bath: 3'10" x 9'4"
Bedroom: 15'9" x 26'5"

























485 Casa Rio Dr, West Kelowna, BC

Main Floor Exterior Area 2680.55 sq ft
 Interior Area 2537.87 sq ft
 Excluded Area 849.20 sq ft



PREPARED 2025/10/11



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.

485 Casa Rio Dr, West Kelowna, BC

Upper Level Exterior Area 1857.96 sq ft
 Interior Area 1706.80 sq ft
 Excluded Area 49.17 sq ft



PREPARED 2025/10/11



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485 Casa Rio Dr, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 2454.11 sq ft
Interior Area 2296.31 sq ft
Excluded Area 181.59 sq ft



0 5 10 ft

PREPARED 2025/10/11



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EXCEPTIONAL FEATURES

- 6,993 sq ft, 5 bedroom, 7 bath, multi-level residence, extensively renovated by renowned builder Ted Berg, set on a quiet cul-de-sac in prestigious Lakeview Heights
- 76 ft. of sandy beachfront with tiered, professionally landscaped grounds leading to the water's edge, complete with shared dock, 16,500 lb. boat lift, and seadoo lift for effortless Okanagan lakefront living
- Grand architectural presence highlighted by soaring ceilings, a dramatic curved staircase, skylights, and an elevator providing convenient access to all levels
- Designed for indoor-outdoor living, featuring wall-to-wall nano doors, expansive lakeview deck, and covered patio spaces that capture panoramic views of the lake, bridge, city, and mountains
- Chef-inspired dual island kitchen with premium Thermador appliance package, custom cabinetry, and a walk-in pantry, all positioned to take in uninterrupted lake views
- Luxurious primary retreat on the main level, offering direct deck access, spa-inspired ensuite, and a custom walk-in closet
- Exceptional entertaining spaces throughout, including a sprawling walkout lower level with rec room, wine room, and multiple lounge areas opening to the waterfront
- Thoughtfully designed for comfort and convenience with dual climate zones, hardwood flooring throughout, smart layout separation, and extensive custom millwork and built-ins
- Private, maturely landscaped setting with lush gardens, tiered lawns, and established trees and cedars framing both the front yard and waterfront for added privacy
- Heated triple garage + expansive driveway, offering ample parking
- Prime location just minutes to downtown Kelowna, wineries, and amenities, while offering the tranquility of lakeside living

Inclusions

- Thermador gas cooktop
- Thermador dishwasher
- Thermador wall oven
- Thermador fridge/freezer
- Thermador wine fridge
- Samsung front load washer
- Samsung front load dryer

Mechanical

- 2 x Payne furnace
- Payne A/C
- 200-amp service panel
- 100-amp sub panel
- Navien on demand hot water
- Honeywell thermostats
- Telus security
- Mvac central vacuum

MAIN LEVEL

Living

- Hardwood flooring with recessed lighting throughout
- Striking floor-to-ceiling stone feature wall with Napoleon linear gas fireplace and integrated media
- Wall-to-wall nano glass doors creating seamless indoor-outdoor living
- Expansive deck access with panoramic views of the lake, city, bridge, mountains, and valley
- Open concept design creating open flow to the kitchen and dining areas

Kitchen/Dining

- Chef-inspired kitchen designed for both everyday living and entertaining
- Rich toned hardwood flooring throughout
- Two expansive islands, including a large L-shaped island with seating for seven and raised bar, plus a secondary prep island with gas cooktop
- Granite countertops with tile backsplash
- Two-tone cabinetry in soft grey and rich charcoal with soft-close features
- Premium Thermador appliance package including gas cooktop, wall oven, dishwasher, built-in refrigerator/freezer, and wine fridge
- Large walk-in pantry with custom shelving and additional JennAir refrigerator
- Oversized windows capturing stunning lake, mountain, bridge, and city views
- Spacious layout designed to accommodate a large dining table
- Open concept flow to kitchen and living area, ideal for seamless entertaining

Office

- Hardwood flooring
- Bright and versatile space with large window capturing sweeping views of the yard, lake, bridge, city, and surrounding mountains
- Ideal for a home office, den, or easily converted to an additional bedroom

Laundry

- Bright and functional laundry space with hardwood flooring and large window adding natural light, undermount stainless steel sink below the window
- Custom built-in cabinetry with soft-close hardware, granite countertops, under-cabinet lighting, and full tile backsplash
- Samsung front-load washer and dryer

Primary Bedroom

- Complete with hardwood flooring, a large picture window capturing panoramic views, a large walk-in closet with custom built-ins, and direct walk-out access to the main deck

Two Full Bathrooms

- 5-piece primary ensuite features heated tile flooring, a fully tiled walk-in shower with rain and wand shower heads, a freestanding soaker tub, a generous vanity with granite counter and two undermount sinks, shaker-style soft-close cabinetry, under-cabinet lighting, a large bay window with classic wood shutter blinds
- 2-piece bathroom features hardwood flooring, designer wallpaper, a floating vanity with soft-close cabinetry, a granite countertop with a vessel sink

UPPER LEVEL

Three Bedrooms

- A secondary primary bedroom features plush carpeting, double door entry, large windows with lake and city views, a spacious walk-in closet with custom built-ins, and a five-piece ensuite
- The third bedroom features soft carpet, a large bay window overlooking the front yard, a built-in window seat with storage, a double-door closet with custom built-ins, and a 3-piece ensuite
- The fourth bedroom features soft carpets, a large window with lake views, a built-in window bench with storage, and a double-door closet with custom built-ins

Three Full Bathrooms

- A 5-piece ensuite, features tile flooring, window, 2 separate vanities with granite countertops and undermount sinks, soft-close cabinetry, and under-cabinet lighting, a fully tiled walk-in shower, and a jetted tub with tile surround
- 3-piece ensuite bathroom features tile flooring, a fully tiled walk-in shower, a pedestal sink, a wall-mounted mirror and a glass block window adding natural light
- 3-piece bathroom features, tile flooring, window, a fully tiled walk-in shower with glass door entry, a vanity with soft-close cabinetry, a granite countertop with an undermount sink

Bonus Room

- Spacious bonus room located above the garage, ideal as a dressing room, studio, or flexible living space
- Carpeted for comfort with both a window and two skylights bringing in natural light
- Extensive custom closet system with built-in cabinetry, hanging racks, and dedicated shoe storage on both sides
- Thoughtfully designed for organization—perfect for those who appreciate a well-appointed wardrobe space

LOWER LEVEL

Recreation Room

- Impressive lower level with 10' ceilings throughout
- Walk-out access to the backyard and beach, enhancing indoor-outdoor living
- Open-concept space designed for entertaining and relaxation
- Wide plank hardwood flooring throughout main living areas
- Multiple zones for lounging, games, and billiards
- Large windows capturing stunning views of the lake, city, bridge, mountains, and backyard
- Folding nano doors opening to a covered patio and yard for easy outdoor access
- Temperature-controlled wine room with glass door entry and custom racking (approx. 90 bottle capacity)

Bonus Room

- Cozy and versatile den located just off the recreation room
- Ideal for a home office, fitness area, or quiet lounge
- Large window capturing beautiful lake views
- Direct walk-out access to the covered patio for added convenience

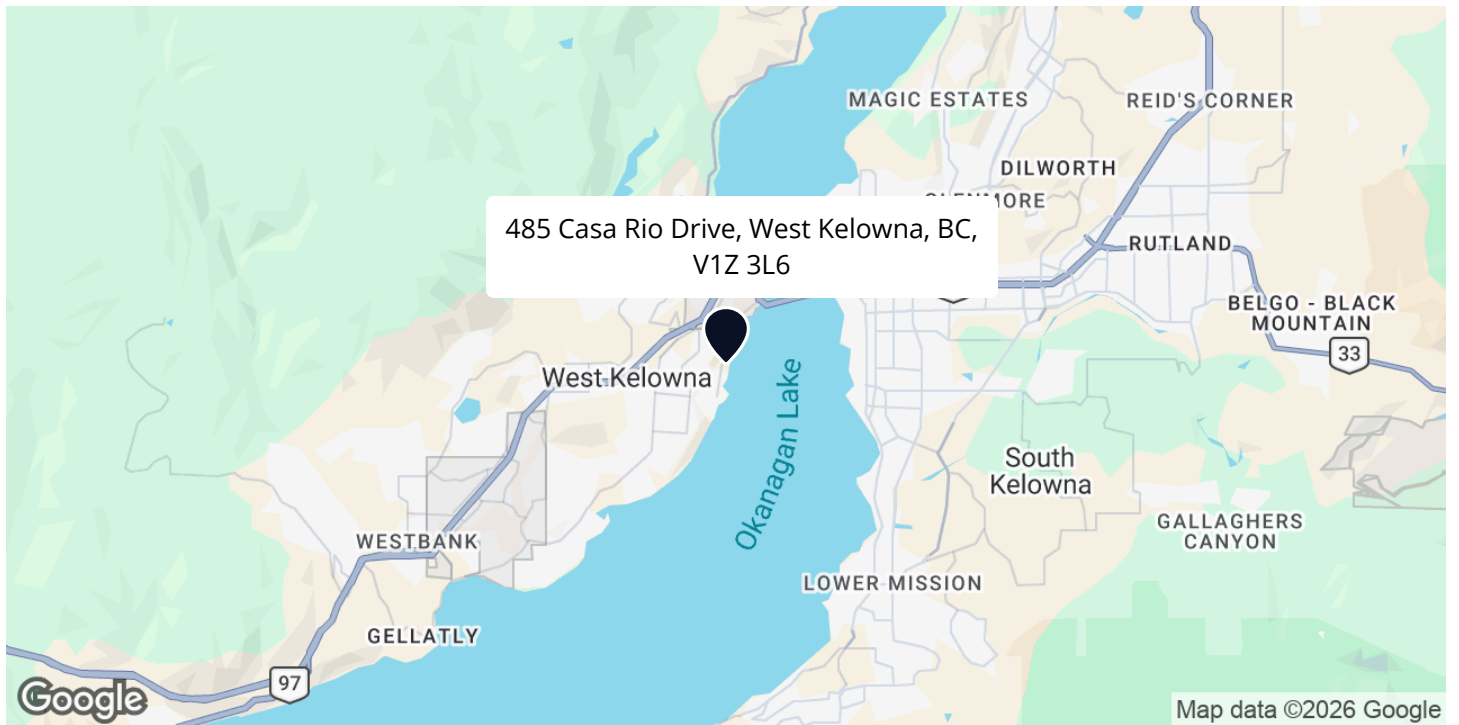
Bedroom

- The bedroom features hardwood flooring, a high transom window, a walk-in closet, and a 4-piece ensuite

Two Full Bathrooms

- 4-piece bathroom features tile flooring, a floating vanity with granite counter and under mount sink, soft-close cabinetry, under-cabinet lighting, a tub/shower combination with tiled surround, and a large double-door linen closet
- 3-piece bathroom features tile flooring, floating vanity with under mount sink and a tiled glass enclosed shower

LOCATION



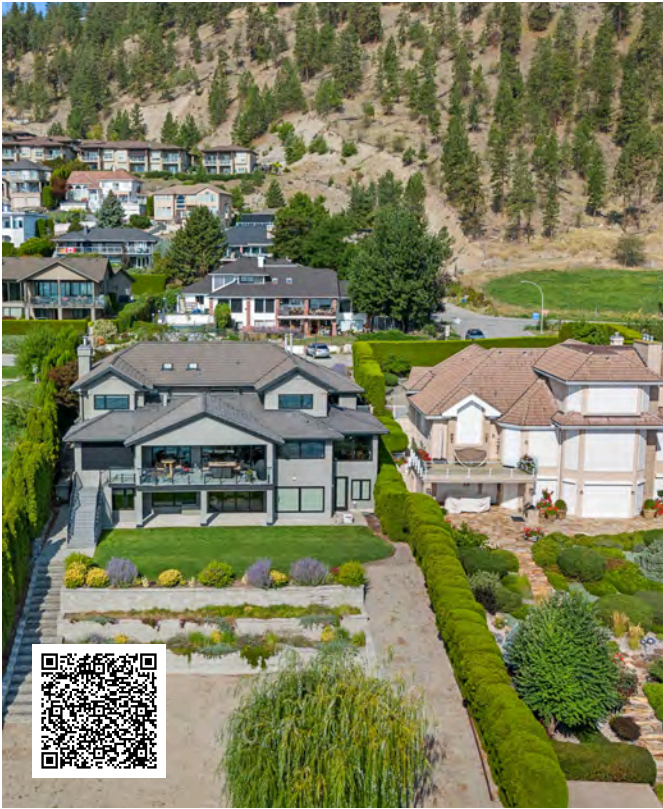
SCHOOLS

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



PARKS & REC

9 playgrounds, 1 dog park and 77 other facilities are within a 20 min walk of this home.



Lakeside Living At It's Best
On a Quiet Cul-De-Sac

This is a truly captivating captivating luxury lakeshore home nestled on a park-like 0.37 acres with 76 ft. of prime sandy Okanagan Lake beach front.

— Dean Simonelli

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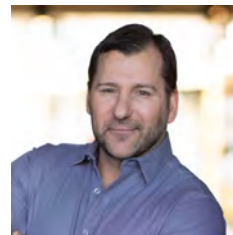


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