



2498 DUBBIN ROAD, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



2498 DUBBIN ROAD, KELOWNA

Lakeside living on Okanagan Lake, this walkout rancher offers 117 ft. of west-facing frontage and an easygoing setting for both everyday life and long summer stays. A tiered, irrigated yard with natural boulders, mature shrubs, and trees creates privacy while keeping the focus on the lake. Private dock, with a Seadoo and boat lift, and deep-water moorage sets the scene for days on the water.

Inside, the main level features open-concept living with tile floors, a wood-burning fireplace, and a large bay window framing the view. The updated kitchen feels bright and contemporary with flat-front cabinetry, granite countertops, a central island with seating, induction range, wine fridge, and a large south-facing window over the sink.

The dining area connects to an upper deck with glass railings and multiple lounge and dining zones that link to a side patio off the kitchen. Main-floor primary suite with deck access, lake views, a closet with built-ins, and an updated 3-piece ensuite with heated tile floors, quartz-topped vanity, and a walk-in shower.

Downstairs, the walkout level is made for hosting with a family room with wood-burning fireplace, rec and games area with built-in bar, beverage fridge, and climate-controlled wine storage, plus two bedrooms, an updated 5-piece bath with tub and walk-in shower, and a dedicated laundry room.

A lower deck leads to the yard, beachfront, and dock. A heated double garage and stamped concrete parking, round out this lakefront address.

DETAILS

Address	2498 Dubbin Road, Kelowna, BC, V1V 2B8	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	2,765 Sq. Ft.

SPECIFICATIONS

Lot Size	0.26 Acres	Zoning	RU1
Water	Private	Legal Description	LOT A SECTION 20 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 16429
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Easy Access, Landscaped, Views, Private, Waterfront, Sprinklers in Ground, Irregular Lot, Sloped		
View	Lake, Mountains, Water		
Waterfront	Lake, Lakefront, Waterfront, Lake Privileges		

BUILDING FEATURES

Finished Area	2,765 Sq. Ft.	Fireplace	2 Fireplaces (Wood Burning)
Year Built	1960	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Heat Pump	Exterior Features	Balcony, Sprinkler System
Interior Features	Kitchen Island, Double Vanity	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

Ensuite Bath: 12'11" x 7'2"
Foyer: 9'5" x 6'6"
Dining Room: 9'8" x 17'0"
Living Room: 20'3" x 19'10"
Kitchen: 16'8" x 12'6"
2-Piece Bathroom: 4'6" x 6'2"
Primary Bedroom: 11'2" x 16'1"

Lower Level

Laundry: 3'10" x 8'11"
Pantry: 13'2" x 5'8"
Bedroom: 9'1" x 17'9"
Utility Room: 3'9" x 3'8"
Storage Room: 5'10" x 9'0"
Recreation: 28'6" x 10'9"
Family Room: 19'6" x 13'3"
Bedroom: 10'9" x 12'9"
5-Piece Bathroom: 10'11" x 12'10"









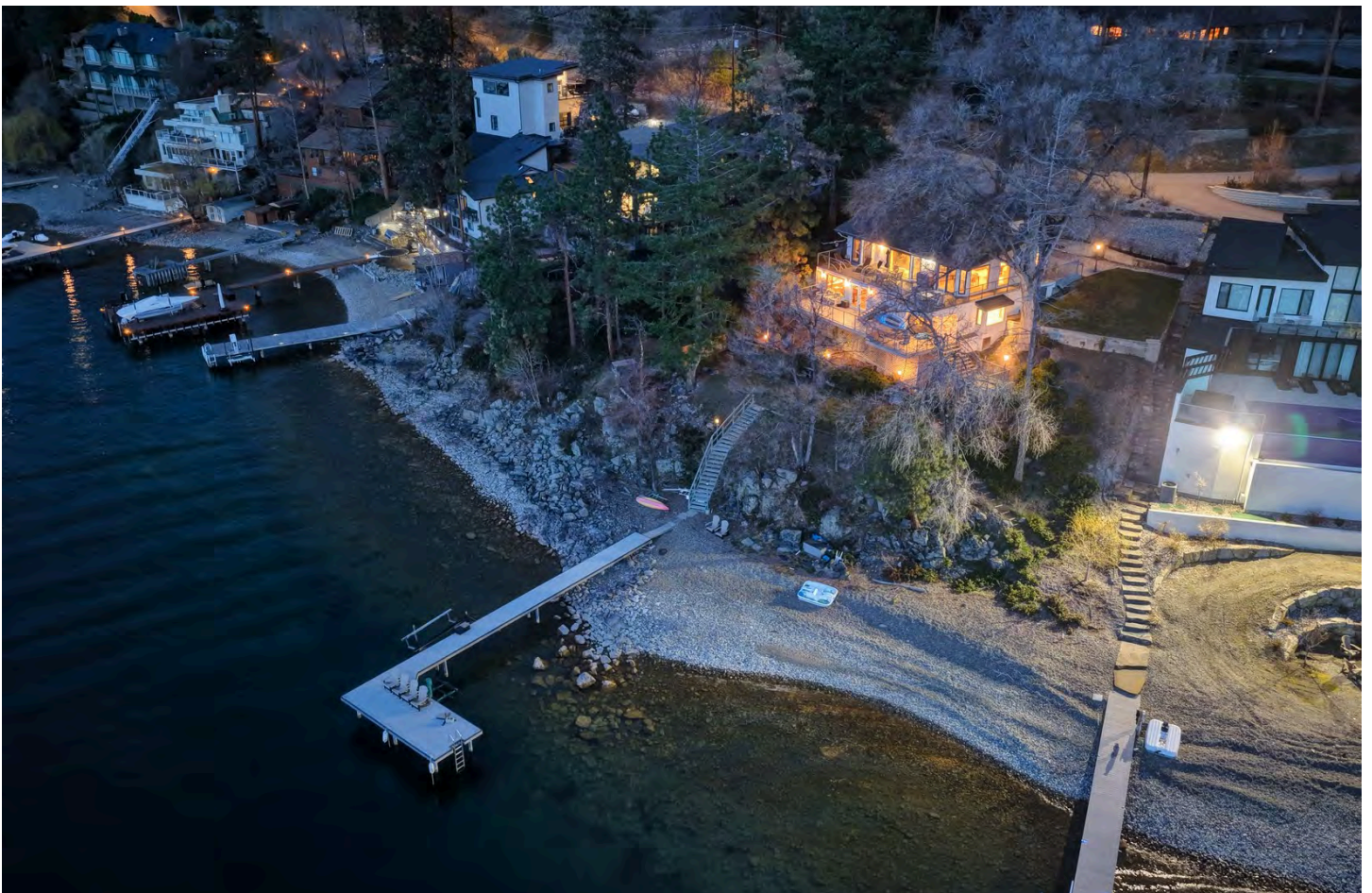












EXCEPTIONAL FEATURES

- 2,765 sq. ft. walk out rancher with 3 bedrooms and 3 bathrooms, set on a tiered 0.29-acre lakefront lot
- Coveted McKinley Landing location with 117 ft. of Okanagan Lake frontage, offering west-facing exposure and breathtaking sunset views
- Private, low-maintenance landscape with natural boulders, mature trees and shrubs, and fully irrigated throughout
- Seamless indoor-outdoor living with expansive wraparound and lower decks, multiple lounging and dining areas, and direct access to the shoreline
- New (2017) L-shaped dock with steel pylons (\$100K), deep water moorage, shoreline lift, and boat lift (5,000 lb. capacity)
- Bright, open-concept main living spaces capture panoramic lake and mountain views from nearly every principal room
- Updated contemporary kitchen with granite surfaces, central island, induction cooking, and large picture window framing the lake views
- Spacious primary retreat with deck access, lake views, and a renovated ensuite featuring heated floors and a tiled walk-in shower
- Walk-out lower level designed for recreation and entertaining, complete with games area, wet bar, wine storage, and convenient access to the lakefront
- Multiple wood-burning fireplaces invite warm relaxation on both levels of the home
- Well-appointed bathrooms throughout, including a luxurious lower-level 5-piece with heated floors, freestanding tub, and spa-style tiled shower
- Practical infrastructure including two septic systems, ample storage, and an attached heated two-car garage
- Ideal blend for year-round living or luxury recreational property, just minutes to Kelowna amenities while offering privacy for an enjoyable waterfront lifestyle

Inclusions

- Samsung induction range
- Canopy hood fan
- LG refrigerator
- Panasonic microwave
- Wine fridge
- Kenmore front load washer
- Kenmore front load dryer
- Habco beverage refrigerator
- Kenmore refrigerator

Mechanical

- Lennox furnace (2016)
- Lennox A/C (2016)
- 200-amp service
- John Wood hot water tank
- Nvent Nuheat thermostats
- Toro irrigation

MAIN LEVEL

Living

- Spacious open concept living area designed for comfort and connection
- Large west-facing bay window capturing natural light and scenic views
- Wood-burning fireplace creates a warm and inviting focal point
- Durable tile flooring and seamless flow with adjoining spaces

Kitchen

- Bright, open-concept kitchen with contemporary updates and expansive lake views
- Large central island with granite countertop and seating for three
- Granite surfaces paired with contrasting tile backsplash and under-cabinet lighting
- South-facing window over the sink showcasing stunning lake and mountain views
- Flat-front cabinetry in a soft cream tone with ample storage
- Samsung induction range with glass canopy hood fan, LG refrigerator, Panasonic microwave, and wine fridge
- Tile flooring throughout for durability and ease of maintenance

Dining

- Open concept dining area convenient to the kitchen and living space
- Surrounded by south- and west-facing windows with unobstructed lake views
- Double door access to the upper deck, perfect for indoor-outdoor entertaining

Primary Bedroom

- Soft carpeting, bay windows the same height as the patio door to access to the upper deck, two closets with built ins, and a 3-piece ensuite

Bathrooms

- 3-piece ensuite features heated tile flooring, a vanity with quartz countertop and undermount sink, tile backsplash, a fully tiled walk-in shower with dual shower heads, and a window with privacy glass for natural light
- 2-piece powder room features, tile flooring and a pedestal sink

LOWER LEVEL

Family Room

- Warm and inviting family space with terracotta tile flooring throughout
- Wood-burning fireplace with tiled hearth and plaster surround, creating a cozy focal point

Recreation Room

- Expansive lower-level recreation space with terracotta tile flooring
- Open layout with dedicated games area, ideal for billiards, foosball, and entertaining
- Built-in bar with Habco beverage refrigerator for added convenience
- Climate-controlled wine storage (KoolR system)
- Large windows and double door access to the lower deck, enhancing indoor-outdoor living

Laundry

- Functional laundry space with durable porcelain tile flooring
- Equipped with Kenmore front-load washer and dryer
- Baseboard heating for added comfort

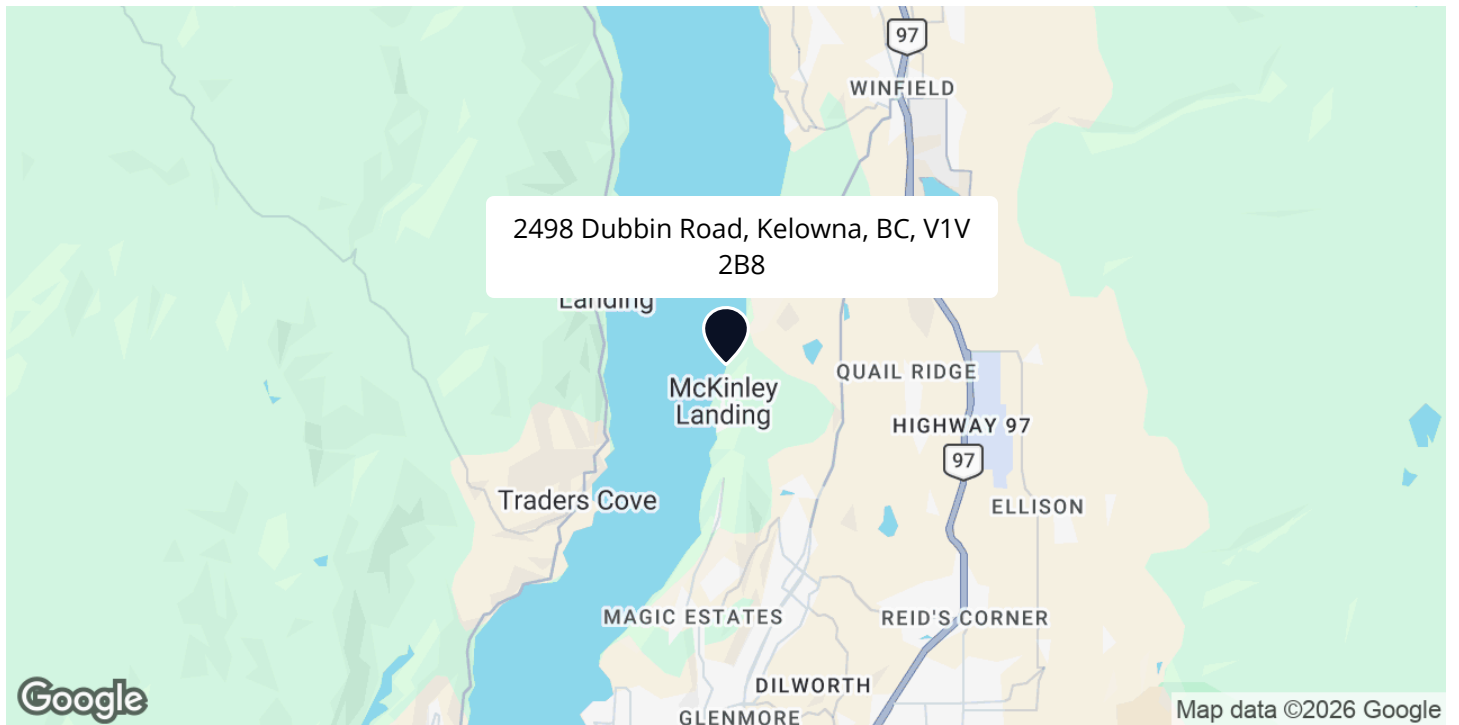
Two Bedrooms

- The first bedroom features terracotta tile flooring, a window to the recreation area, allowing for natural light
- The second bedroom features, terracotta tile, and a spacious walk-in closet

Full Bathroom

- 5-piece bathroom features heated porcelain tile flooring, a freestanding soaker tub with floor-mounted faucet, large vanity with granite countertop and two undermount sinks, full height backsplash, a fully tiled, open-concept walk-in shower with ceiling-mounted rain shower head and handheld fixtures, windows add natural light

LOCATION



SCHOOLS

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



PARKS & REC

4 playgrounds, 1 dog park and 36 other facilities are within a 20 min walk of this home.



*Set On A Beautiful Stretch of
McKinley Landing Waterfront*

This walkout rancher offers easy lakeside living with great sun exposure, new dock and 117 ft. of beachfront on a large lot.

— Tyler Bouck

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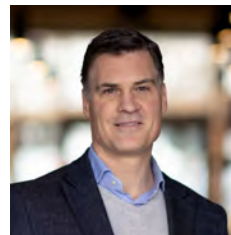


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