



4896 LAKESHORE ROAD, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



4896 LAKESHORE ROAD, KELOWNA

An architectural showpiece set behind gates on Okanagan Lake, this extraordinary lakeshore estate offers exceptional privacy and a truly elevated waterfront lifestyle. A long, winding drive framed by mature cedars and curated gardens reveals striking architecture — a refined blend of stone, cedar and metal roofing — positioned to capture panoramic lake, bridge and mountain views. With 112 ft of shoreline, the setting is as impressive as the residence itself.

Inside, cork plank flooring, exposed beams and soaring ceilings create warmth and texture against dramatic steel and stone accents. Walls of glass open the great room to the pool terrace, creating seamless indoor-outdoor living. A glass-walled, temperature-controlled wine room adds a stunning focal point. The chef's kitchen is designed for serious entertaining with a leathered granite island, quartz counters, Thermador induction cooktop, Gaggenau appliances, dual Miele dishwashers and a commercial-grade walk-in cooler.

The lakeview primary retreat feels suspended above the water, complete with a spa-inspired ensuite and custom walk-in closets. Additional guest bedrooms, a theatre and a rec room with full bar ensure effortless hosting.

Outdoors, enjoy an expansive pool deck, outdoor kitchen and shower, stepping down to manicured lawn, private beach and a private dock with 12,500 lb. lift. A separate 2-bedroom guest house with gym, sauna and steam room, plus 2 garages totaling 1,485 sq ft, complete this rare offering.

DETAILS

Address	4896 Lakeshore Road, Kelowna, BC, V1W 4H7	Bedrooms	6
City	Kelowna	Bathrooms	9
		Finished Area	6,921 Sq. Ft.

SPECIFICATIONS

Lot Size	0.88 Acres	Zoning	RR2
Water	Lake	Legal Description	LOT A SECTIONS 25 AND 26 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP77528
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Private, Waterfront, Sprinklers in Ground		
View	Lake, Mountains, Water, Panoramic		
Waterfront	Lake, Lakefront, Waterfront		

BUILDING FEATURES

Finished Area	6,921 Sq. Ft.	Fireplace	3 Fireplaces (Gas)
Year Built	2013	Parking	4 Garage Spaces Attached, Garage
Storeys	3	Construction	Stone, Stucco, Wood Siding, Wood Frame
Pool	Pool, In Ground, Outdoor	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard, Sprinkler System, Dock
Heating	Forced Air	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, High Ceilings, Central Vacuum		

ROOM SIZES

Main Level

Office: 9'4" x 13'5"
Kitchen: 27'2" x 33'8"
Living Room: 19'0" x 24'6"
Other: 11'5" x 7'2"
6-Piece Ensuite Bath: 27'10" x 22'2"
Primary Bedroom: 19'3" x 15'1"
Other: 24'0" x 27'1"
Other: 9'6" x 7'0"
Pantry: 8'11" x 5'2"
2-Piece Bathroom: 5'7" x 6'1"
Storage Room: 39'3" x 31'5"
3-Piece Bathroom: 9'3" x 4'10"
Laundry: 12'10" x 10'0"

Lower Level

Office: 15'0" x 12'5"
3-Piece Ensuite Bath: 8'11" x 15'3"
Other: 8'0" x 8'6"
Utility Room: 9'4" x 9'2"
Storage Room: 7'7" x 12'8"
Utility Room: 4'6" x 7'7"
2-Piece Bathroom: 6'10" x 4'5"
Bedroom: 16'2" x 28'6"
Media Room: 17'8" x 21'6"
Utility Room: 6'7" x 16'8"
3-Piece Bathroom: 13'11" x 14'10"
Recreation: 29'4" x 16'8"

Second Level

4-Piece Ensuite Bath: 8'4" x 5'11"
Bedroom: 14'3" x 15'3"
4-Piece Ensuite Bath: 8'5" x 5'11"
Other: 39'5" x 28'10"
Other: 8'5" x 5'11"
4-Piece Ensuite Bath: 8'5" x 5'11"
Bedroom: 14'2" x 13'11"
Laundry: 18'11" x 10'9"
Other: 8'5" x 5'11"
Bedroom: 17'0" x 13'7"









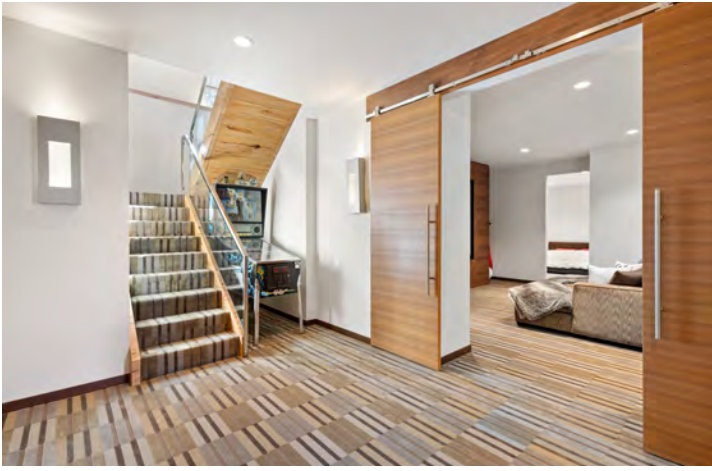












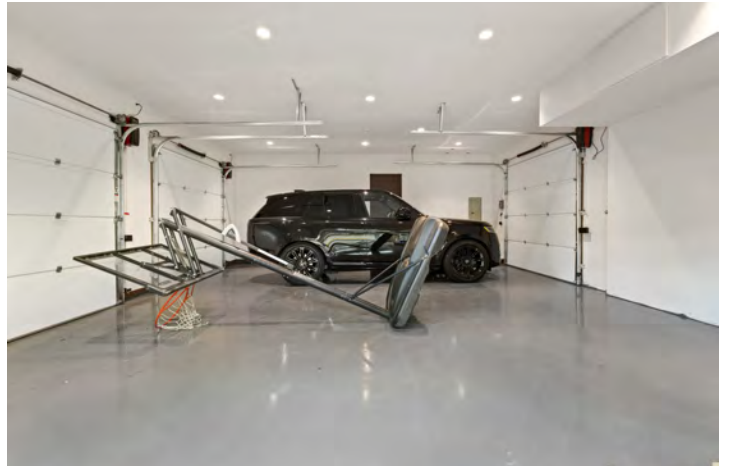
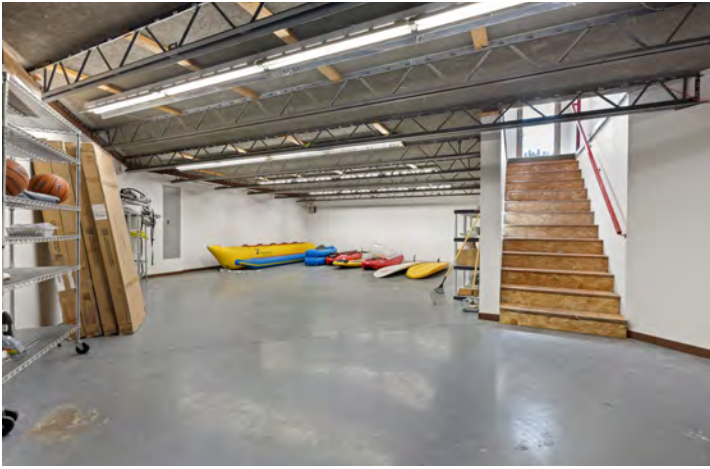














4896 Lakeshore Rd, Kelowna, BC

Basement (Below Grade) Exterior Area 2236.76 sq ft
 Interior Area 2076.05 sq ft
 Excluded Area 209.16 sq ft



PREPARED: 2025/08/15



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.

4896 Lakeshore Rd, Kelowna, BC

2nd Floor Exterior Area 1844.96 sq ft
 Interior Area 1697.61 sq ft
 Excluded Area 1323.79 sq ft



PREPARED: 2025/08/15



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4896 Lakeshore Rd, Kelowna, BC

Main Floor Exterior Area 2839.14 sq ft
Interior Area 2654.95 sq ft
Excluded Area 1661.49 sq ft



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4896 Lakeshore Rd, Kelowna, BC

Main Floor (guest House) Exterior Area 897.58 sq ft
Interior Area 818.70 sq ft



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4896 Lakeshore Rd, Kelowna, BC

Basement (guest House) (Below Grade) Exterior Area 864.20 sq ft
Interior Area 751.06 sq ft



PREPARED: 2025/08/15



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EXCEPTIONAL FEATURES

- Rare, private approximately 0.88 lakeshore estate with 112 feet of pristine beachfront complete with licensed dock and 12,500 lb. boat lift
- Six bedrooms, 6,921 sq. ft. residence spanning three levels, with five bedrooms featuring private ensuites and a total of nine bathrooms throughout, offering exceptional comfort and privacy for family and guests
- Architecturally striking modern residence with steel frame construction, spanning over 6,900 sq. ft. across three levels with soaring ceiling heights ranging from 10' to 18'6"
- Long, winding driveway through mature cedar trees creates a secluded and dramatic approach to the home
- Seamless indoor-outdoor design with floor-to-ceiling windows, oversized sliding glass doors, and multiple walkouts capturing panoramic lake, mountain, and valley views
- Resort-style outdoor living featuring a 36' x 15' heated saltwater pool with diving board, expansive polymer concrete pool deck, outdoor shower, dedicated 3-piece bathroom with direct pool access, and a fully equipped outdoor kitchen with premium appliances
- Multiple outdoor entertaining areas including covered and open patios, frameless glass railings, gas fire table, and direct access to beach and dock
- Professionally landscaped grounds with mature trees, gardens, landscape lighting, and irrigation system creating a private park-like setting
- Two oversized garages totaling approximately 1,485 sq. ft., including drive-through bay, workshop/storage areas, built-in cabinetry, and additional outdoor parking for six vehicles
- Custom millwork throughout by Truwood Custom Woodworks, featuring rich walnut cabinetry, interior doors, and integrated built-ins
- Warm cork flooring and plush carpeting paired with natural materials and modern finishes for a refined, inviting interior palette
- Dramatic great room with 18'6" ceilings, basalt stone feature wall, exposed wood beams, and a striking central wood-burning fireplace with polished concrete hearth
- Chef-inspired kitchen with premium Gaggenau appliance package, dual Miele dishwashers, Caesarstone and leathered granite surfaces, integrated walk-in cooler, and professional-grade fixtures
- Indoor and outdoor sound system throughout for seamless entertaining control
- Glass-enclosed, climate-controlled wine room with custom teak millwork and stone backdrop, with approximately 140-bottle capacity
- Luxurious primary retreat positioned to maximize lake views, featuring dual walk-in closets and a spa-inspired ensuite with freestanding soaker tub, steam shower, and custom finishes
- Dedicated home theatre with tiered seating, high-end projection system, and built-in surround sound
- Expansive recreation and entertainment spaces including custom bar, games area, and walkout lower level connecting directly to outdoor living areas
- Additional flexible spaces including a soundproof music room, home office with glass walls, and multiple lounge areas throughout
- Two fully equipped laundry rooms (main and upper level) with custom cabinetry and functional design
- Self-contained 2-bedroom guest house on the property, complete with its own luxury amenities (detailed separately)
- Ideally located along Lakeshore Road, offering convenient access to wineries, schools, and year-round recreation while maintaining complete privacy

MAIN LEVEL

Great Room

- Dramatic 19 ft. ceilings, open to above, creating a grand, light-filled living environment
- Floor-to-ceiling and high transom windows, flood the space with natural light and frame breathtaking lake and mountain views
- Oversized sliding glass doors conveniently connect to the pool deck and outdoor dining area, enhancing indoor-outdoor living
- Architectural focal point featuring a striking basalt stone wall with exposed wood beam accents, adding warmth and texture
- Sculptural, acid-etched wood-burning fireplace floating centrally within the room, anchored by a polished concrete hearth
- Built-in speakers throughout for a refined entertaining experience
- Open concept design flowing effortlessly into the kitchen and dining areas

Kitchen

- Warm cork plank flooring paired with 10' ceilings, create an inviting, airy atmosphere
- Exceptional lakefront chef's kitchen, thoughtfully designed for both elevated entertaining and professional-grade function
- Open concept layout seamlessly connecting to the great room and dining area, filled with natural light
- Central island featuring leathered granite countertops, rich natural wood cabinetry, soft-close hardware, and sleek linear accents
- Secondary preparation area with grey Caesarstone countertops and soft grey flat-panel cabinetry with soft-close hardware
- Two under-mount stainless steel sinks positioned beneath a large east-facing window, capturing views of the surrounding forest
- Luxury appliance package including, Gaggenau cooktop with integrated in-counter grill and steamer, Gaggenau dual built-in wall ovens and built-in microwave, Gaggenau full-size panelled freezer, two panelled Miele dishwashers and a full walk-in Master-Bilt cooler

Dining

- Warm cork plank flooring continues from the kitchen, enhancing flow and cohesion
- Designed as a casual yet sophisticated gathering space, positioned adjacent to the floating central fireplace and integrated within the kitchen
- Custom-crafted hickory dining table seamlessly connected to the central island, offering seating for up to 10, perfect for interactive dining and entertaining
- Three oversized dome-shaped pendant lights over the dining space create a bold, contemporary statement and anchor the space
- Custom built-in wet bar featuring upper and lower cabinetry with soft-close hardware, complemented by a Duravit cast iron sink and Axor Hansgrohe professional faucet

Wine Room

- Centrally positioned within the kitchen and great room, creating a striking architectural element
- Cork flooring adds warmth, complementing the surrounding natural materials
- Fully enclosed with floor-to-ceiling glass, offering a dramatic display within the main living space
- Climate-controlled environment ensuring optimal wine preservation
- Custom-crafted solid teak millwork paired with a textured stone feature wall, accommodating approximately 140 bottles
- Recessed lighting highlighting the collection and enhances the room's gallery-like presence

Office

- Designed with a contemporary glass wall, offering an open connection to the foyer while maintaining a defined workspace, transom windows add natural light
- Floor-to-ceiling sliding glass doors provide direct access to the pool deck, creating an indoor-outdoor work environment, captivating views of the lake and pool

Laundry/Mud Room

- Warm cork plank flooring paired with 10' ceilings, granite countertops & tile backsplash
- One of two dedicated laundry areas within the home, designed for convenience and efficiency
- Custom walnut cabinetry extending to ceiling height with sleek linear pulls, abundant storage, full-size LG stacked washer & dryer
- Thoughtfully designed mudroom elements including individual lockers, built-in bench seating, and pull-out drying racks
- Walkout access to the side yard, along with direct walk-through access to the garage for everyday ease

Primary Bedroom

- Plush carpeting, wall-to-wall, floor-to-ceiling windows with panoramic lake and mountain views, expansive sliding glass doors, motorized blackout blinds and custom drapery, built-in speakers, a custom-designed built-in headboard with floating bed frame, complete with a hidden TV cabinet, dual walk-in closets with custom built-ins, and a luxurious five-piece ensuite

Two Bathrooms

- 5-piece primary ensuite features cork tile flooring, floor-to-ceiling windows, oversized freestanding soaker tub with waterfront views, tw separate vanities with custom walnut cabinetry, soft-close hardware, granite countertops, elegant vessel sinks, statement pendant lighting, large walk-in glass enclosed steam shower with full tile surround & built-in bench, striking stone feature wall, multiple shower heads, built-in linear fireplace
- 2-piece powder room features, cork plank flooring, a floating vanity with soft-close cabinetry, and a quartz countertop with under mount sink

UPPER LEVEL

Spacious Laundry Room

- 3 large south and southwest-facing windows add natural light, warm cork plank flooring
- Custom walnut cabinetry with soft-close hardware, engineered stone counters
- Tiled backsplash and under-cabinet lighting, folding & drying areas, abundant storage
- Stainless steel under mount sink, full-size LG front-load washer and dryer

Three Bedrooms

- The first bedroom has plush carpeting, three large windows capturing beautiful lake views, custom drapery, a spacious walk-in closet with custom built-ins, 4-piece ensuite
- The second bedroom has plush carpeting, two windows with a natural forest view, custom drapery, a walk-in closet with custom built-ins, and a private 4-piece ensuite
- The third bedroom has plush carpets, a large layout ideal for guests, two windows with natural forest view, a walk-in closet with custom built-ins and 4-piece ensuite

Three Full Bathrooms

- 4-piece ensuite features cork plank flooring, a floating vanity with granite countertop & under mount sink, solid wood cabinetry with soft close hardware, a large vanity mirror with integrated lighting, and a tub/shower combination with full tile surround
- 4-piece ensuite features cork plank flooring, a floating vanity with granite countertop and under mount sink, solid wood cabinetry with soft-close hardware, a vanity mirror with integrated lighting, and a tub/shower combination with full tile surround
- 4-piece ensuite features cork plank flooring, a floating vanity with granite countertop & under mount sink, soft-close cabinetry, and a tub/shower combo with tile surround

LOWER LEVEL

Recreation Room

- Expansive open layout with plush carpeting, designed for hosting, with ample space for games, billiards, or recreation
- Custom-built bar featuring a raised serving counter with seating for six, creating a central gathering space
- Bar area finished with cork plank flooring, soft-close cabinetry, quartz countertops, two sinks, and premium appliances including a Bosch dishwasher and Frigidaire beverage fridge
- Floor-to-ceiling sliding glass doors provide easy access to the lower patio and yard

Theatre Room

- Dedicated home theatre for an immersive cinematic experience
- Solid wood sliding doors provide both privacy and sound separation
- Plush carpeting and tiered seating create a true theatre-style setting
- Custom built-in side cabinetry offers convenient storage and space for refreshments
- Wall-mounted projection screen set against a walnut panel feature wall, and an Epson projector delivering exceptional visual performance
- Built-in surround sound speakers for a fully integrated audio experience

Den/Music Room

- Conveniently located just off the theatre room, creating a flexible extension of the lower-level living space
- Fully soundproofed, ideal for music, media, or focused work environments
- Soft carpeting enhances comfort and acoustics
- Versatile layout with no closet, could be used as a music room, home office, playroom, gaming area, or creative studio

Two Bedrooms

- The first bedroom features plush carpeting creating a spacious layout, built-in speakers, floor-to-ceiling sliding glass doors and windows capturing stunning lake views
- The second bedroom features plush carpeting, a grand, double-door entry, an oversized layout, built-in speakers, floor-to-ceiling sliding glass doors and windows showcasing breathtaking lake views, direct walkout access to the lower patio, a walk-in closet, and a private three-piece ensuite

Three Bathrooms

- 3-piece ensuite features, cork plank flooring, a floating vanity with quartz countertop and under mount sink, soft-close cabinetry, a walk-in tiled shower with glass enclosure, featuring rain and wand shower heads
- 4-piece bathroom features heated cork plank flooring, a floating vanity with quartz countertop and under mount sink, soft-close cabinetry, under-cabinet lighting, a tub/shower combination alongside a separate walk-in tiled shower with glass enclosure with rain and wand shower heads
- 2-piece powder room features heated cork plank flooring, a floating vanity with quartz countertop and under mount sink, soft-close hardware

GUEST HOUSE

Detailed Information

- Private, self-contained 2-bedroom guest residence thoughtfully positioned within the natural landscape, offering a tranquil retreat surrounded by mature trees with lake and mountain views
- Designed for versatility, ideal as a luxury guest accommodation, wellness retreat, or dedicated fitness and work-from-home space
- Expansive outdoor living including a large lower patio and separate sauna room, creating a spa-inspired environment steps from the main home
- Upper-level wraparound deck with glass railings and durable Duradek surface, partially covered for year-round enjoyment with peaceful lake and mountain views
- Bright and open main living area featuring luxury vinyl plank flooring, large windows framing forest and mountain views, and seamless walkout access through French doors to the covered patio
- Functional kitchen with quartz countertops, soft-close cabinetry, and a full appliance package, complemented by a dining nook with corner windows overlooking the natural surroundings
- Two well-appointed bedrooms with generous natural light, each featuring double-door closets and a clean, modern finish
- 4-piece main bathroom with heated tile flooring, tub/shower combination, and vanity with under mount sink
- Dedicated lower-level fitness studio with cork plank flooring, large sliding glass doors, high transom windows, and custom wood paneling creating a warm, spa-like atmosphere
- Added features within the gym including wall-mounted mirrors, built-in cabinetry with beverage fridge, and in-ceiling speaker provisions
- Separate office or studio space with cork flooring, large windows capturing lake and mountain views, and custom built-in desk and storage, ideal for remote work, yoga, or creative pursuits
- Additional bathroom with modern finishes including floating vanity, quartz countertop, under-mount sink, and a fully tiled walk-in shower with rain and wand shower heads
- Integrated laundry within the main living area with stacked LG washer & dryer and additional storage

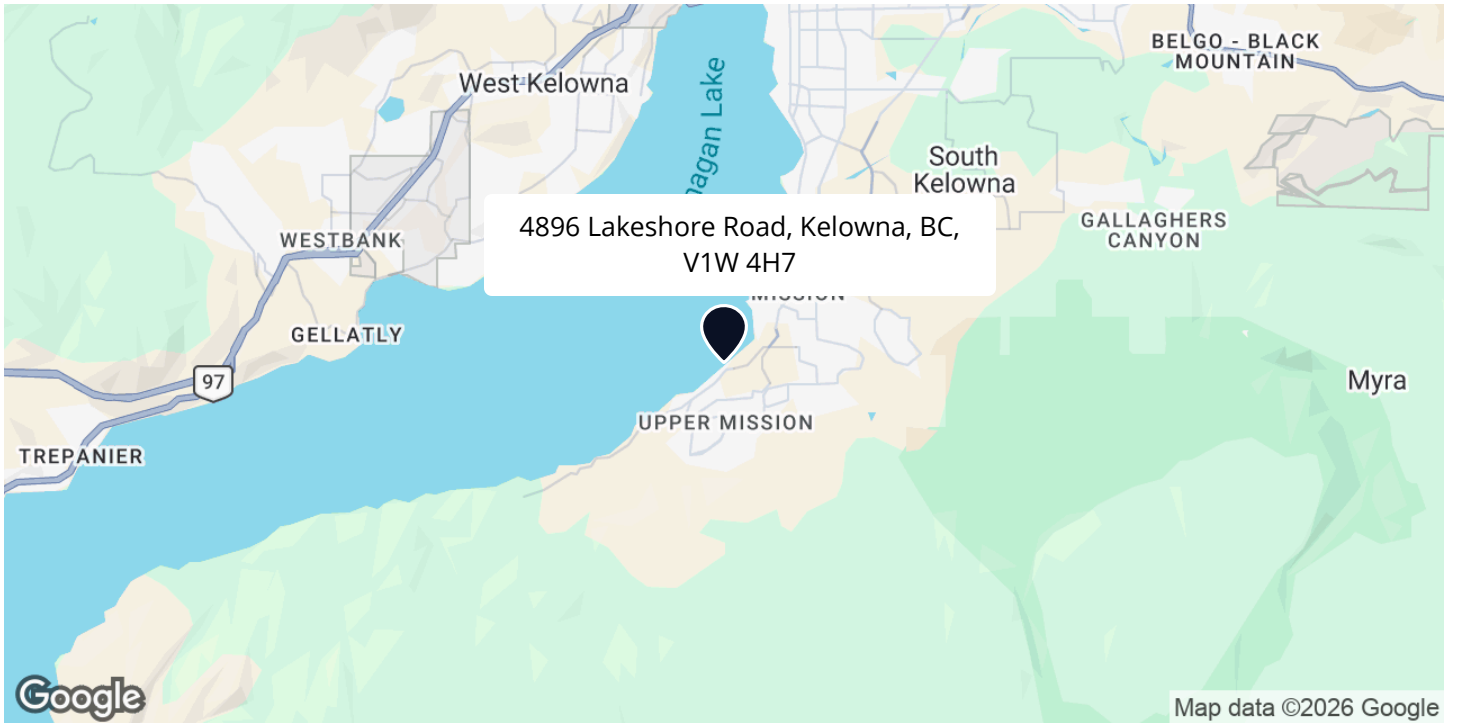
Inclusions

- Gaggenau cooktop, Gaggenau grill
- Gaggenau steamer
- Gaggenau wall ovens
- Gaggenau microwave
- Gaggenau full-size freezer
- 2 x Miele dishwashers
- Thermador ventilation system
- Master-Bilt walk-in cooler
- 2 x LG washers
- 2 x LG dryer
- Guest House
- LG Dishwasher & fridge
- LG built in microwave
- Maytag range
- Danby beverage fridge

Mechanical

- 2 x Lennox furnace
- 2 x Central Keeprite A/C units
- 3 x 200-amp main service panel
- 100-amp sub panel
- 2x Navien hot water tanks
- Honeywell, Lennox touch panel, Google nest thermostats
- DSC panel
- Aquavar water pressure control
- Mvac central vac
- Lifebreath HRV
- Guest House
- IBC hot water tank, IBC boiler
- Unico furnace
- 100-amp service panel
- DSC security

LOCATION



SCHOOLS

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



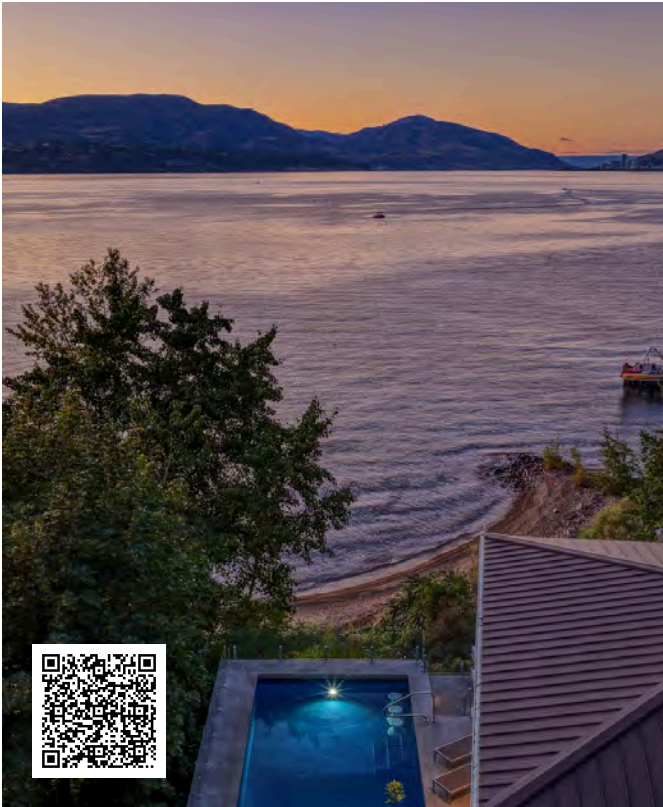
PARKS & REC

6 playgrounds, 2 dog parks and 65 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.



Rare Waterfront Offering
Estate Sized 0.88 Property

Where the waterfront setting and home come together effortlessly. The level of privacy, combined with the frontage on Okanagan Lake and the quality of construction, makes this a standout. It's a property that truly speaks to buyers looking for a legacy home in Kelowna.

— Jane Hoffman

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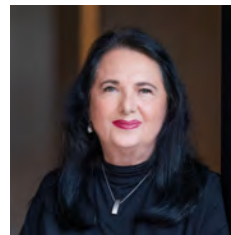


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