



4495 MAXWELL ROAD, PEACHLAND

Presented by

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JANE HOFFMAN
REALTY



4495 MAXWELL ROAD, PEACHLAND

Set on a private, beautifully landscaped 6-acre parcel minutes from West Kelowna and Peachland, this exceptional estate captures refined Okanagan living with panoramic mountain views. A gated entry paved circular driveway, and striking timber-frame entrance set the tone for the home's scale and craftsmanship.

Inside, vaulted ceilings, rich wood detailing, and exposed beams create a warm yet elevated atmosphere. The open-concept main living area is anchored by a chef's kitchen with quartz surfaces, premium appliances, and an oversized island, seamlessly connecting to the dining and living areas and extending to a covered outdoor space with serene views.

The main-floor primary bedroom allows for easy everyday living, while expansive triple pane windows fill the home with natural light and beautifully frame the surrounding landscape.

Upstairs offers two guest bedrooms, a spacious games room, and bar area. A double-door connection leads to the 2-bedroom legal suite, designed for privacy and sound separation, which can remain open for family or be fully self-contained with its own exterior entrance for rental income.

Outdoors, enjoy covered patios, an outdoor kitchen, lush landscaping, and a gas/wood firepit, plus room to add a pool. The detached shop offers office space, workshop area, storage, ample parking, and RV hookup, completing this rare offering just minutes from Okanagan Lake and nearby amenities.

DETAILS

Address	4495 Maxwell Road, Peachland, BC, V0H 1X3	Bedrooms	5
City	Peachland	Bathrooms	4
		Finished Area	4,150 Sq. Ft.

SPECIFICATIONS

Lot Size	6.22 Acres	Zoning	RU2
Water	Other, Well, Cistern, Spring	Legal Description	LOT 4 DISTRICT LOT 484 OSOYOOS DIVISION YALE DISTRICT PLAN 35690 EXCEPT PLAN KAP89652
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views, Private, Wooded		
View	Mountains		

BUILDING FEATURES

Finished Area	4,150 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Wood Burning)
Year Built	2015	Parking	4 Garage Spaces Attached, Garage
Storeys	2	Construction	Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas, Solar	Exterior Features	Private Yard
Interior Features	Kitchen Island, High Ceilings, Pantry, Central Vacuum, Wet Bar, Vaulted Ceilings		

ROOM SIZES

Main Level

Other: 28'6" x 21'4"
2-Piece Bathroom: 3'2" x 3'7"
Utility Room: 4'11" x 12'2"
Pantry: 16'6" x 11'11"
Primary Bedroom: 10'11" x 19'4"
Mud Room: 10'9" x 5'6"
Living Room: 30'2" x 16'4"
Kitchen: 28'10" x 9'2"
Foyer: 5'8" x 10'8"
5-Piece Ensuite Bath: 9'4" x 16'10"
Bathroom: 5'4" x 5'7"

Second Level

Living Room: 18'4" x 17'7"
Kitchen: 16'6" x 9'4"
Bedroom: 14'6" x 9'3"
Bedroom: 14'6" x 9'5"
4-Piece Bathroom: 8'11" x 5'10"
Storage Room: 3'9" x 7'4"
Office: 11'11" x 23'5"
Game Room: 21'3" x 21'7"
Bedroom: 9'3" x 10'10"
Bedroom: 9'4" x 11'6"
Game Room: 13'2" x 6'3"
3-Piece Bathroom: 10'9" x 7'4"













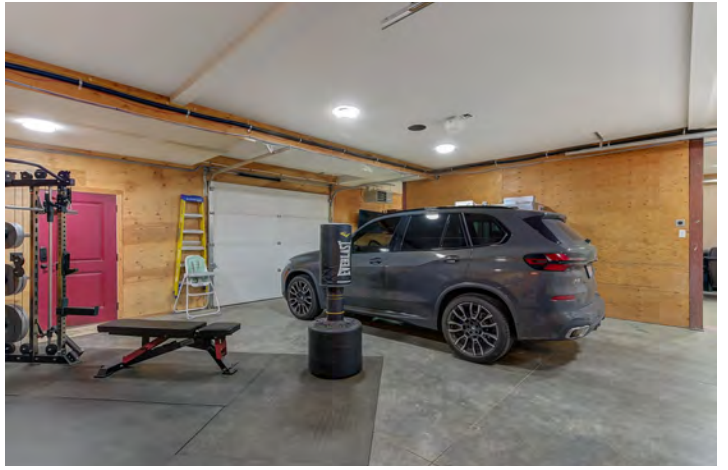












4495 Maxwell Rd, Peachland, BC

Main Floor Exterior Area 1787.84 sq ft
Interior Area 1653.40 sq ft
Excluded Area 1376.00 sq ft



PREPARED: 2024/05/29



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.

4495 Maxwell Rd, Peachland, BC

Loft Exterior Area 1298.49 sq ft
Interior Area 1132.59 sq ft
Excluded Area 48.46 sq ft



PREPARED: 2024/05/29



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4495 Maxwell Rd, Peachland, BC

Two Bdrm Suite Exterior Area 1012.06 sq ft
Interior Area 899.58 sq ft
Excluded Area 103.85 sq ft



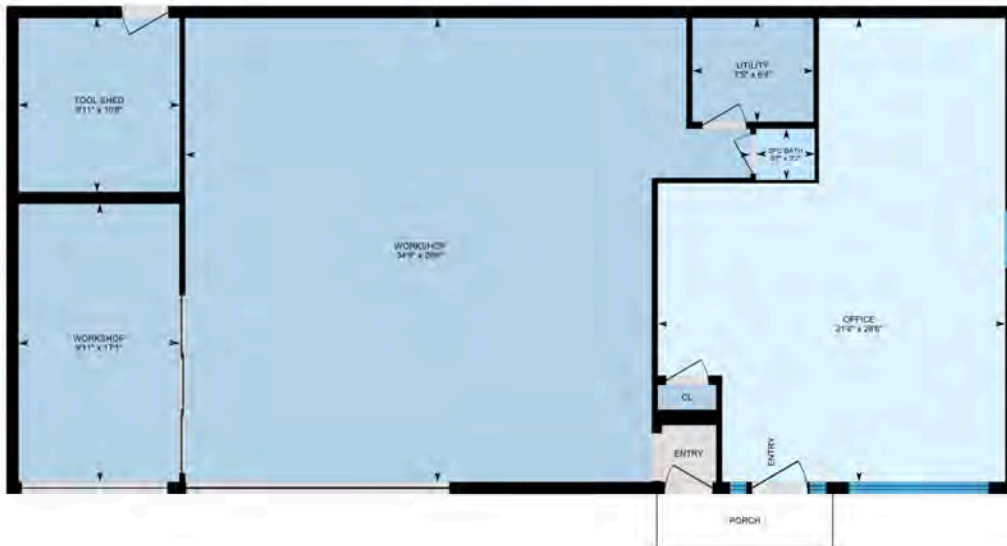
PREPARED: 2024/05/29



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4495 Maxwell Rd, Peachland, BC

Detached Office And Workshop Exterior Area 1865.08 sq ft
Interior Area 1728.41 sq ft



PREPARED: 2024/05/29



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EXCEPTIONAL FEATURES

- Welcome to your private Okanagan retreat – private 6.22-acre estate offering a rare blend of seclusion, natural beauty, and refined living just minutes from Peachland amenities
- Custom-built in 2017 by Okanagan Glacier Homes, showcasing exceptional craftsmanship, timber-frame elements, solid wood doors and premium finishes throughout
- 4,150 sq. ft. residence with 5 bedrooms and 4 bathrooms, designed with a unique and versatile layout across two levels
- Bright, open-concept great room with 22' vaulted ceilings, floor-to-ceiling windows, folding glass doors that come with motorized blinds for seamless indoor-outdoor living
- Chef-inspired kitchen featuring quartz surfaces, premium appliances and direct access to the outdoor gourmet kitchen
- Heated four-car attached garage with EV charge wiring, ample storage, a 2-piece bathroom, convenient access to the home and backyard
- Expansive outdoor living spaces with stamped concrete patios, pergolas, gas fire table, outdoor kitchen, multiple areas for entertaining & relaxing
- South-facing private backyard for year-round enjoyment with covered lounge areas, room for a pool
- Park-like grounds with mature landscaping, irrigation, greenhouse, the property extends to Jack Creek and adjacent parkland and to crown land as well
- Advanced water systems including UV filtration, reverse osmosis, and water softener, along with creek-fed water source plus solar power
- Self-contained 2-bedroom, 1-bath suite with private access and lock-off from the home
- Licensed Airbnb offering income potential or accommodation for guests & extended family
- Fully fenced yard space, dedicated parking & mountain views enhancing guest experience
- Detached shop and professional office space set away from the residence for privacy
- 600 sq. ft. office with 10' ceilings, wet bar, and flexible workspace for business or creative use
- 1,150 sq.ft. heated shop with built-in workbenches, cabinetry, 2 garage doors, 2-piece bath
- RV parking with power hookup and sani-dump station, supporting a wide range of lifestyle and business needs
- Backs onto Trepanier Creek Regional Park with direct access to nature, hiking & biking trails
- Surrounded by mountain and valley views including iconic Pincushion Mountain
- Peaceful, private setting with gated entry while remaining close to Peachland, West Kelowna, and outdoor recreation
- A truly unique estate offering the perfect balance of luxury living, income potential and lifestyle versatility

Inclusions

- Bluestar 6 burner gas range
- Professional hood fan
- Samsung Refrigerator, Bosch Dishwasher
- 3 x Beverage cooler
- KitchenAid ice maker
- Sharp Microwave, Samsung Refrigerator
- LG washer & dryer
- Napoleon gas barbecue
- Outdoor beverage fridge
- LG Electric range (suite)
- Samsung refrigerator (suite)
- Whirlpool Dishwasher (suite)
- LG Microwave (suite)
- LG washer & dryer (suite)

Mechanical

- Whirlpool Gold furnace (70000 btu)
- Lifebreath Hepa filtration
- Whirlpool Gold heat pump/air conditioner
- 400-amp main service panel, 125-amp subpanel
- 100-amp service panel (generator)
- 100-amp service panel (suite)
- Cana-Vac central vacuum
- Navien on demand hot water
- Emerson and Ouellet thermostats
- DSC security
- Water softener, Aqua Flo (UV) filtration
- iSpring reverse osmosis water filtration
- Midea ductless A/C (suite)

MAIN LEVEL

Great Room

- Stunning open-concept living space anchored by a dramatic timber-frame design and open riser floating staircase with glass railings and striking concrete feature wall
- Warm travertine tile flooring flows throughout the main living area
- Soaring 22' vaulted ceilings with tongue-and-groove wood finish, enhancing the sense of space and natural warmth
- Floor-to-ceiling windows flood the space with natural light while framing views of the scenic landscape
- Custom-built entertainment feature wall designed for multi-screen viewing
- Wood-burning stove offering both ambiance and the ability to efficiently heat the home
- Expansive folding glass doors open to a covered outdoor living patio, creating a seamless indoor-outdoor lifestyle

Kitchen

- Warm travertine tile flooring paired with dramatic timber-frame construction and exposed wood beam ceilings
- Open concept design flows into the living area, ideal for both everyday living and entertaining
- Oversized central island featuring a quartz waterfall countertop, under-mount stainless steel prep sink, and seating for two
- Custom-crafted two-tone cabinetry with soft-close hardware, complemented by under-cabinet lighting and statement pendant fixtures
- Integrated dining table extension from the island with seating for five, blending function with modern design
- Elegant quartz countertops with a full-height quartz backsplash for a clean, cohesive finish
- Large under-mount stainless steel sink with dedicated water tap and on-demand hot water (tea temperature)
- Professional-grade features including pot filler and concealed wood storage cabinet
- Convenient direct access to the outdoor kitchen
- Premium appliance package including Bluestar 6-burner gas range, professional hood fan, Samsung refrigerator, Bosch dishwasher, beverage cooler, KitchenAid ice maker, and Sharp microwave

Butler's Pantry

- Travertine tile flooring complementing the kitchen design
- Large window overlooking the front yard, adding natural light
- Custom cabinetry with quartz countertops and full-height tile backsplash, complete with soft-close hardware, dedicated coffee bar area
- Thoughtfully designed custom pull-out recycling and waste bins
- Walk-in pantry with built-in shelving for organized storage
- Additional Samsung refrigerator for added food and beverage capacity
- Convenient access to mudroom and garage

Primary Bedroom

- Complete with wide plank flooring, custom built-in nightstands with suspended pendant lighting, large window framing views of the yard and surrounding mountains, direct access to a private patio, a spacious walk-in closet with tile flooring, custom built-in cabinetry with soft-close hardware, and sliding barn door access to the luxurious 5-piece primary ensuite bath
- **Laundry** – conveniently located within the walk-in closet, featuring comfort height, LG front-load washer and dryer

Two Bathrooms

- 5-piece primary ensuite features, tile flooring, two separate vanities, marble countertops, vessel sinks, rich wood-tone custom cabinetry with soft-close hardware, an elegant cast iron clawfoot tub, large south-facing windows with wood window coverings, and a spacious walk-in shower with full tile surround
- 2-piece powder room features tile flooring, a solid wood custom countertop with glass vessel sink, a fully tiled feature wall adding depth and texture, and a window providing natural lighting

Outdoor Gourmet Kitchen

- Stamped concrete flooring providing a durable and stylish outdoor foundation
- Custom-built cabinetry with concrete countertops and stone cladding, creating a pleasing rustic-modern aesthetic
- Warm fir wood ceiling with recessed lighting and integrated outdoor heater for extended seasonal enjoyment
- Raised bar with concrete countertop and seating for three
- Fully equipped with Napoleon gas barbecue and outdoor beverage fridge
- Pre-wired TV mounting areas for outdoor entertainment
- Positioned to capture stunning mountain views

Upper Level Recreation Room

- Plush carpet flooring creating a comfortable and inviting lounge space
- Peaked tongue-and-groove wood ceiling with in-ceiling speakers
- Spacious layout ideal for billiards, games, or media enjoyment, anchored by a central pool table light fixtures
- Direct access to an upper deck, extending the living space outdoors
- Convenient access to guest suite, offering separation and privacy for visitors

Upper Level Bar

- Tile flooring, custom-built bar featuring a solid wood raised countertop with seating for three
- Built-in shelving designed for glassware display and storage, beverage fridge
- Stylish pendant lighting creating an inviting atmosphere

Upper Level Loft Office

- Plush carpet flooring creating a comfortable and quiet workspace
- Peaked tongue-and-groove ceiling enhancing the architectural character of the loft
- Open-to-below, overlooking the main living area
- Custom-crafted metal railings with wood handrails, blending industrial and warm natural elements
- Large windows capturing both front and backyard views while filling the space with natural light
- Pendant lighting complements this modern, functional workspace

Upper Level Two Bedroom

- Both feature soft carpet flooring, tongue-and-groove ceilings, large windows capturing scenic views, both with storage closets & one with walk-in closet

Upper Level Full Bathroom

- The 3-piece bathroom features tile flooring, a vanity with marble countertop & under-mount sink, wood cabinetry with soft-close hardware, and a fully tiled, glass door walk-in shower with built-in bench with marble seat

SUITE – Licensed Airbnb Accommodation

- Self-contained 2-bedroom, 1 bathroom suite offering flexibility for income, guests, or extended family living
- Private front yard access, along with convenient lock-off connection to the main home
- Fully fenced outdoor space with low-maintenance turf, ideal for dining, lounging, and outdoor enjoyment, two dedicated parking spaces
- Gas BBQ hookup for easy outdoor entertaining
- Peaceful setting with views of the surrounding mountains

Suite - Kitchen

- Durable laminate flooring and peaked tongue-and-groove ceilings, creating a warm, bright, inviting atmosphere
- Open concept with windows showcasing surrounding mountain views, adding natural light
- Custom cabinetry with soft-close hardware, a stainless-steel sink with dedicated water tap
- Well-equipped appliance package including LG electric range, Samsung refrigerator, Whirlpool dishwasher, and LG microwave

Suite - Living

- Durable laminate flooring creating a comfortable and low-maintenance living space
- Gas fireplace with slate rock surround and wood mantel
- Dramatic peaked roofline with tongue-and-groove ceiling, enhancing the cozy, chalet-style atmosphere
- Ductless split heating and air conditioning

Suite - Two Bedrooms/Full Bathroom/Laundry

- Bedroom 1 features laminate flooring, a vaulted wood ceiling, a custom designed built-in closet with integrated desk and a window capturing views of the front yard and surrounding mountains
- Bedroom 2 features laminate flooring, a vaulted wood ceiling, a custom built-in closet with integrated desk area, and a southwest-facing window with views of the surrounding mountains
- The 4-piece bathroom features tile flooring, a vanity with drop-in sink, wood veneer cabinetry with soft-close hardware, a tub/shower combo with white tile surround, wood ceiling paneling and baseboard heating
- Closet with stacking LG washer and dryer

Detached Shop and Office

- Detached and thoughtfully positioned away from the main residence, offering privacy and flexibility for work or hobby use
- Equipped with solar panels, 2 ductless heat pumps/AC units
- Expansive windows throughout, capturing natural light and views of the surrounding mountains and valley
- Dedicated space for RV parking complete with power hookup and sani-dump station
- Approximately 600 sq. ft. of professionally finished office space with 10' ceilings
- Durable laminate flooring and modern finishes throughout
- Convenient motorized blinds for light control
- Custom wet bar featuring quartz countertops, under-cabinet lighting, bar sink, beverage fridge, and ample storage
- Generous layout accommodating boardroom table, multiple workstations, or creative studio use
- Approximately 1,150 sq. ft. of heated shop space directly attached to the office
- 200-amp service panel
- Built-in workbenches and cabinetry with stainless steel sink, in-ceiling speakers
- Two large garage door entries for easy access and versatility and an additional 700 sq. ft. of covered storage
- Convenient two-piece bathroom within the shop area

LOCATION





Set on a Private 6-Acre Parcel
This Remarkable Custom Home

Has exceptional outdoor lounging space capturing scenic views with manicured, irrigated landscaping plus a greenhouse. The property offers outstanding value with a legal suite and an impressive detached shop, all a short drive from West Kelowna and Peachland.

— Tyler Bouck

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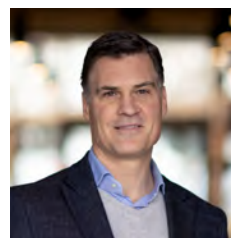


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