



2457 SELKIRK DRIVE, KELOWNA

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REALTY



2457 SELKIRK DRIVE, KELOWNA

Perched above Kelowna with sweeping lake, city, bridge, mountain, and valley views, this Tuscan-inspired home offers timeless architecture and refined Okanagan living. Travertine tile and immediate lake views welcome you into the grand foyer.

Soaring ceilings, wood beams, solid wood doors, and oak hardwood define the main level. The great room is anchored by a wood-burning fireplace with gas starter, flagstone hearth, and rock surround, framed by expansive windows capturing breathtaking sunsets.

The kitchen blends craftsmanship and function with white maple shaker cabinetry, Brazilian granite island, custom plaster hood, Wolf appliances, paneled KitchenAid fridge, walk-in pantry, and built-in wine storage.

Bifold doors open to a covered view deck with wood-inlay ceiling, Sonos sound, gas fireplace, and BBQ hookup. Upstairs, the primary retreat occupies its own level with vaulted ceilings, fireplace, dual view decks, walk-in closet with laundry, and a spa-inspired 5-piece ensuite with heated floors and freestanding tub.

The walkout lower level offers a recreation room with wet bar, surround sound, additional bedrooms, and access to a private backyard oasis featuring a 24' x 12' saltwater pool with new liner (2025), electric cover, stamped concrete surround, and mature landscaping. Slate roof, Armstrong heating and cooling, irrigation, and security system. Located in established Dilworth Mountain—central, private, exceptional!

DETAILS

Address	2457 Selkirk Drive, Kelowna, BC, V1V 2R7	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	4,105 Sq. Ft.

SPECIFICATIONS

Lot Size	0.23 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 9, PLAN KAP76874, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Landscaped, Paved, Views, Private, Sprinklers in Ground		
View	Lake, Mountains, Bridges, City, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	4,105 Sq. Ft.	Fireplace	4 Fireplaces (Gas, Wood Burning)
Year Built	2007	Parking	2 Garage Spaces Attached, Garage
Storeys	3	Construction	Stucco, Wood Siding, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard, Sprinkler System, Storage
Heating	Forced Air	Basement	Full, Finished, Walkout, Walkup
Interior Features	Kitchen Island, High Ceilings, Pantry, Central Vacuum, Wet Bar, Vaulted Ceilings		

ROOM SIZES

Main Level

Living Room: 21'5" x 19'1"
2-Piece Bathroom: 7'11" x 5'6"
Storage Room: 9'0" x 9'6"
Other: 23'0" x 24'5"
Dining Room: 8'11" x 19'1"
Kitchen: 16'0" x 21'1"

Lower Level

Bedroom: 11'11" x 19'0"
3-Piece Ensuite Bath: 7'3" x 11'2"
Bedroom: 11'9" x 14'3"
Utility Room: 11'4" x 6'7"
Family Room: 14'6" x 18'10"
Bedroom: 13'9" x 13'8"
Laundry: 8'8" x 11'2"
Other: 11'3" x 4'6"
3-Piece Bathroom: 8'8" x 10'4"

Second Level

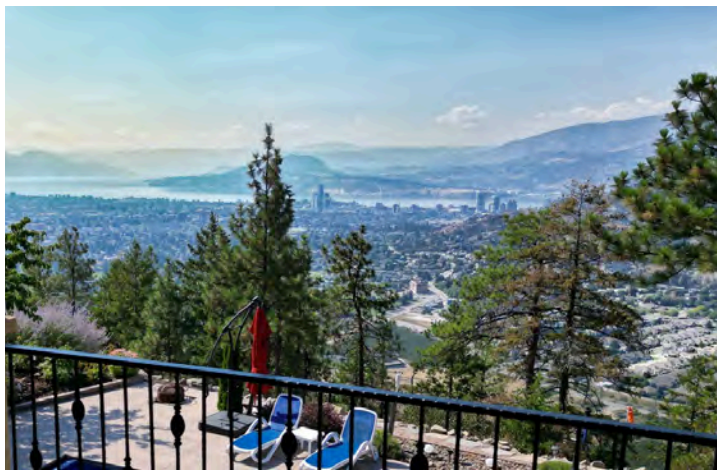
Office: 11'7" x 15'6"
Other: 12'10" x 17'5"
5-Piece Ensuite Bath: 12'2" x 17'7"
Primary Bedroom: 23'0" x 18'11"



















2457 Selkirk Dr, Kelowna, BC

Main Floor Exterior Area 1458.43 sq ft
Interior Area 1358.80 sq ft
Excluded Area 698.41 sq ft



PREPARED: 2026/02/28



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.

2457 Selkirk Dr, Kelowna, BC

Upper Level Exterior Area 1215.67 sq ft
Interior Area 1116.02 sq ft



PREPARED: 2026/02/28



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2457 Selkirk Dr, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1430.97 sq ft
Interior Area 1330.20 sq ft
Excluded Area 67.02 sq ft



PREPARED: 2026/02/28



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EXCEPTIONAL FEATURES

- A beautifully crafted Tuscan-inspired residence offering approximately 4,105 square feet of thoughtfully designed living space across three levels
- Four bedrooms and four bathrooms designed for comfort and flexibility, bathrooms are finished with a cohesive blend of granite surfaces, heated tile, and refined natural materials
- The main level features a grand, open-concept layout highlighted by vaulted ceilings, exposed wood beams, rich toned hardwood flooring with a seamless flow between living, dining, and kitchen spaces
- The upper level is dedicated to a private primary retreat, a full-floor suite complete with sitting area with fireplace, spa-inspired ensuite, and access to multiple view decks
- The lower level is designed for recreation and entertaining, featuring a spacious media room, wet bar, additional bedrooms, and direct walk-out access to the pool and outdoor living areas
- Quality craftsmanship is evident throughout with solid wood interior doors, custom millwork, Brazilian granite, and a warm, timeless palette
- Expansive windows throughout the home capture panoramic views of Okanagan Lake, the city, and surrounding mountains while providing lots of natural light
- Enhanced comfort and convenience with features such as new Hunter Douglas blinds, interior and exterior Sonos sound system, and integrated storage throughout
- The covered main-level deck off the kitchen and dining area features a wood inlay ceiling, outdoor fireplace, in-ceiling speakers, and bifold doors for seamless indoor-outdoor living
- Multiple outdoor living areas across three levels, including upper and lower decks and a private courtyard, offering a variety of spaces for lounging, dining, and entertaining
- A resort-style backyard featuring a 24' x 12' in-ground saltwater pool with automatic and child safety covers, stamped concrete surround, and mature landscaping for privacy
- The double garage offers epoxy flooring, additional storage space with built-ins, and practical everyday functionality
- The driveway and courtyard provide ample parking and a welcoming approach with exposed aggregate, stamped concrete, and wrought iron gated entry
- The front yard is beautifully landscaped with mature plantings, irrigation, landscape lighting, and a private courtyard with water feature
- The backyard is fully fenced and designed for both relaxation and entertaining, with tiered spaces, covered patio, pool deck, and panoramic views
- Ideally located on Dilworth Mountain, offering privacy while being just minutes to shopping, schools, the airport, and recreation

Inclusions

- Wolf gas five burner professional series cooktop
- Wolf convection oven
- Bosch dishwasher
- LG microwave oven
- Paneled KitchenAid refrigerator
- Marvel wine cooler
- 2 sets of Maytag front load washers
- 2 sets of Maytag front load dryers
- Silhouette Danby beverage fridge

Mechanical

- Armstrong Furnace
- Armstrong Air AC
- 200-amp service panel
- Bradford White hot water tank
- White Rogers thermostats
- DSC security panel
- White Rogers Humidifier
- AstroVac central vacuum
- Nuheat floor thermostats

MAIN LEVEL

Great Room

- Hardwood flooring throughout, striking floor-to-ceiling wood-burning fireplace with gas starter, featuring a flagstone hearth and full rock surround
- Expansive floor-to-ceiling windows capturing stunning panoramic views and filling the space with natural light
- Vaulted ceilings with exposed decorative wood beams enhancing the architectural character
- Open-concept design connecting the living, dining, and kitchen areas, perfect for both everyday living and entertaining

Kitchen

- Beautifully crafted kitchen blending traditional character with modern functionality
- Warm, inviting design with hardwood flooring and exposed decorative wood beams
- White maple transitional shaker-style cabinetry with soft-close features paired with granite countertops
- Oversized central island with Brazilian granite, undermount sink, and custom built-in beverage cabinet with wine cooler
- Raised bar seating for three, convenient for casual dining and entertaining
- Custom plaster-style range hood above the Wolf gas cooktop and wall oven
- Dedicated coffee bar with granite countertop and tile backsplash
- Walk-in pantry providing ample storage and organization
- High-end appliance package including Wolf cooktop and oven, Bosch dishwasher, paneled KitchenAid refrigerator, LG microwave, and Marvel wine cooler

Dining

- Open-concept dining area positioned to capture natural light and surrounding views
- Hardwood flooring with exposed decorative wood beams for added architectural interest
- Direct access to the covered outdoor deck, ideal for indoor-outdoor entertaining
- Spacious layout accommodating a large dining table for hosting family and guests

2-Piece Bathroom

- The guest bathroom features travertine tile flooring, a vanity with vessel sink with a wall-mounted faucet

UPPER LEVEL

Primary Bedroom

- Complete with plush carpets, vaulted ceilings with decorative wood beams, a gas fireplace, a spacious walk-in closet with custom built ins and a full-size washer and dryer, walk out access to a private deck, and a 5-piece ensuite

5-Piece Ensuite Bathrooms

- Features heated tile floors, a free stand soaker tub, two separate vanities with granite counters and undermount sinks, maple cabinetry with soft close hardware, a fully tiled walk-in shower with Kohler body jets and shower heads

Office/Den

- Conveniently located off the primary suite
- Large windows providing abundant natural light
- Direct access to the upper front deck
- Ideal for a private workspace or reading retreat

LOWER LEVEL

Family Room

- Cork flooring creating a warm and comfortable space
- Gas fireplace with floor-to-ceiling tile surround serving as a central feature
- In-ceiling speakers enhancing the entertainment experience
- Triple glass doors providing seamless access to the lower patio and pool area
- Spacious layout ideal for lounging, media, or family gatherings

Wet Bar

- Custom built-in cabinetry with granite countertop and undermount sink
- Silhouette Danby beverage fridge for added convenience
- Sliding barn door feature adding character and functional separation

Laundry

- Cork flooring, built-in cabinetry, stainless steel sink
- Maytag front-load washer and dryer with folding counter

Three Bedrooms

- The first bedroom features carpet flooring, large window with views of the backyard and pool, a large double door closet with built-in storage and a 3-piece ensuite
- The second bedroom features cork flooring, a large window with views of the pool
- The third bedroom features carpet flooring, a large window with views of the pool, and a double door closet with built-ins

Two Full Bathrooms

- 3-piece ensuite features heated tile flooring, a vanity with granite countertop and drop-in sink, maple cabinetry with soft-close hardware, and a walk-in shower with tile surround
- 3-piece bathroom features cork flooring, a large vanity with vessel sink, a wall-mounted faucet, tile backsplash and a walk-in shower with tile surround

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 5 private schools nearby.



PARKS & REC

11 playgrounds, 2 dog parks and 67 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 8 min walk away.



Desirable Dilworth Mountain Location

Live Here and Be Everywhere!

This luxury true craftsman home boasts incredible lake, city and bridge views! Beautiful pool with electric cover. Plenty of outdoor entertaining space with covered patios and decks and a courtyard with water feature. Primary bedroom with large closet/dressing room with washer/dryer plus adjoining office/flex room with private deck. 3 additional bedrooms and 2,5 bathrooms. Soaring ceilings in great room. Four fireplaces! Chef's kitchen with large center island & walk-in pantry. Direct access through mudroom off kitchen to spacious double car garage. Ample parking on driveway complimented by the beautiful surrounding grounds on this one of a kind property!

— Dean Simonelli

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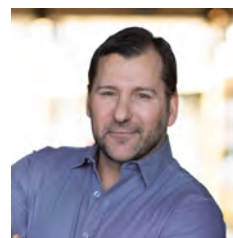


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