



JANE HOFFMAN
REALTY

LUXURY LAKESHORE HOME ON LARGE LEVEL LOT - 102 FT OF WATER FRONTAGE



PROUDLY MARKETED BY JANE HOFFMAN

2423 Whitworth Road
West Kelowna, BC

DETAILS

Address	2423 Whitworth Road West Kelowna, BC	Bedrooms	4
		Bathrooms	7, 4 Full, 3 Half
		Finished Area	4751 sq. ft. - Main House 565 sq. ft. - Suite

SPECIFICATIONS & FEATURES

Lot Size	0.56 Acre	Year Built	2008, renovated in 2019
Views	Lake, Mountain, Valley	Exterior	Stone, Stucco
Water	Well	Heating	Forced Air Natural Gas, baseboard in suite
Sewer	Connected	Cooling	Central Air, wall unit in suite
Main Level	3380 sq. ft.	Fireplace	1 Wood Burning Fireplace
Upper Level	1371 sq. ft.	Garage/Driveway	detached 4-Car Garage
Suite	565 sq. ft.	Foundation	Concrete
Ownership	Freehold		

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Foyer: 6'4 x 13'8	Primary: 13'4 x 19'	<ul style="list-style-type: none"> • Electrolux front washer x3
Living: 26'9 x 20'11	Walk-in Closet: 13'4 x 9'6	<ul style="list-style-type: none"> • Electrolux front load dryer x3
2-Piece Bath: 7' x 8'7	Closet: 6'10 x 9'6	<ul style="list-style-type: none"> • Miele panel dishwasher x2
Family: 15'6 x 12'10	6-Piece Ensuite: 34'11 x 9'4	<ul style="list-style-type: none"> • Wolf gas range, custom hood vent
2-Piece Bath: 5'1 x 7'2	Gym: 14'2 x 18'11	<ul style="list-style-type: none"> • Miele coffee machine
Kitchen: 16'9 x 20'6	Office: 6'1 x 19'	<ul style="list-style-type: none"> • Miele microwave
Pantry: 7'10 x 18'6		<ul style="list-style-type: none"> • Miele steam wall oven
Dining: 9'11 x 23'5	Room Sizes - Suite	<ul style="list-style-type: none"> • Subzero panel refrigerator x2
Bedroom: 11'5 x 19'	Living: 13'8 x 10'4	<ul style="list-style-type: none"> • Subzero panel freezer x2
3-Piece Ensuite: 7'11 x 7'	Kitchen: 13'11 x 5'7	<ul style="list-style-type: none"> • Subzero refrigerator drawer x2
Bedroom: 10'2 x 15'8	Dining: 13'8 x 7'2	<ul style="list-style-type: none"> • Subzero freezer drawer x2
Walk-in Closet: 6'10 x 8'4	Bedroom: 11'5 x 17'2	<ul style="list-style-type: none"> • Danby beverage refrigerator
5-Piece Ensuite: 5' x 14'3	3-Piece Bath: 10'10 x 5'2	<ul style="list-style-type: none"> • Broil King BBQ
Den: 17'1 x 16'8		<ul style="list-style-type: none"> • Garth combination smoker and pizza oven
2-Piece Ensuite: 3' x 7'1		<ul style="list-style-type: none"> • Subzero panel refrigerator (suite)
Laundry: 15'11 x 15'8		<ul style="list-style-type: none"> • Fisher + Paykel dishwasher drawer (suite)
Utility: 9'3 x 14'1		<ul style="list-style-type: none"> • Dacor microwave drawer (suite)
Garage: 22'11 x 47'		

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



WELCOME TO 2423 WHITWORTH ROAD

Gated waterfront property on Whitworth Road, where timeless architecture and resort-level amenities come together along one of West Kelowna's most coveted stretches of shoreline. Designed to embrace life on the lake, this meticulously crafted residence offers seamless indoor-outdoor living, 102- ft of shoreline, and a spectacular elbow-shaped dock with multiple lifts and generous lounging space.

Inside, warm wood accents, soaring ceilings, and walls of glass create a bright, refined atmosphere anchored by sweeping lake and mountain views. The main level flows effortlessly between the living, dining, and family rooms, all centered around a chef's kitchen with a large island, professional-grade appliances, an oversized pantry with additional refrigeration, and a temperature-controlled wine room. Expansive patios span the length of the home—complete with an outdoor kitchen, heaters, and rich wood beam details—ideal for entertaining at scale. This thoughtfully designed floor plan offers privacy for guests to enjoy luxurious accommodations on the main level, while the upper-level primary retreat features a curved vaulted ceiling, private deck, built-in workspace, gym, and a spa-inspired ensuite overlooking the lake. A detached, fully appointed studio suite above the 4-car heated garage enhances multi-generational or extended-stay living.

Set on a beautifully landscaped, fully fenced property with a pool, courtyards, and mature trees, this exclusive lakefront home delivers a remarkable Okanagan lifestyle—designed for exceptional living and unforgettable moments on the water.

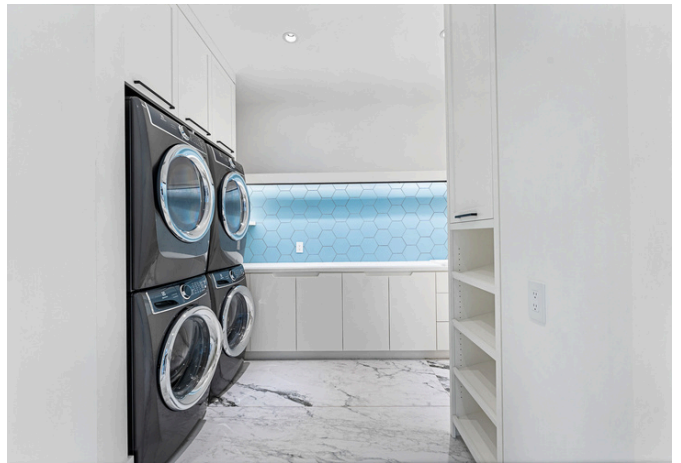
Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

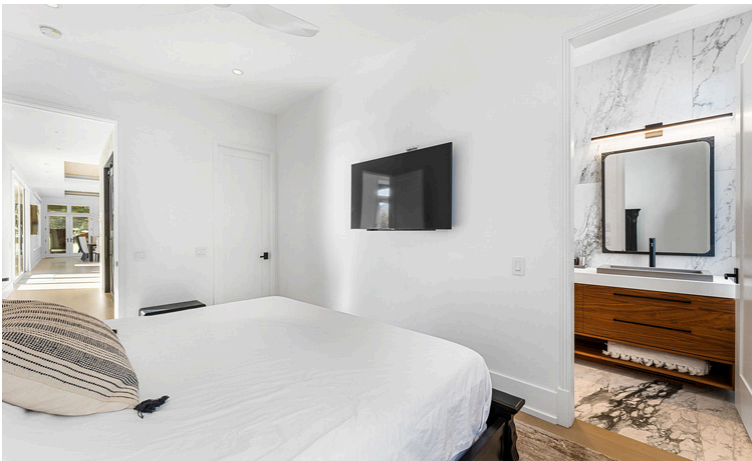


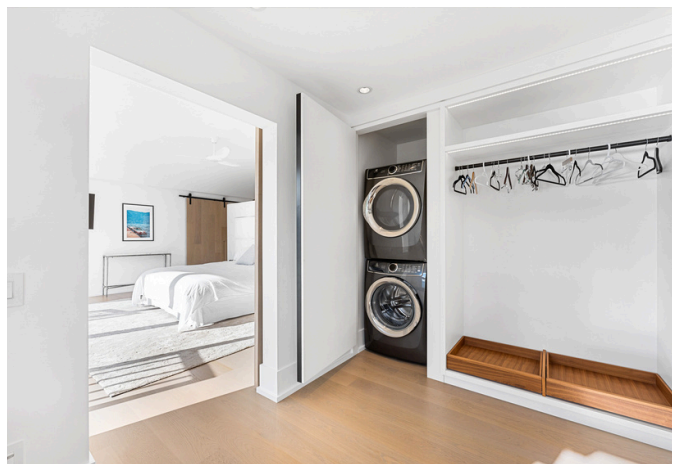
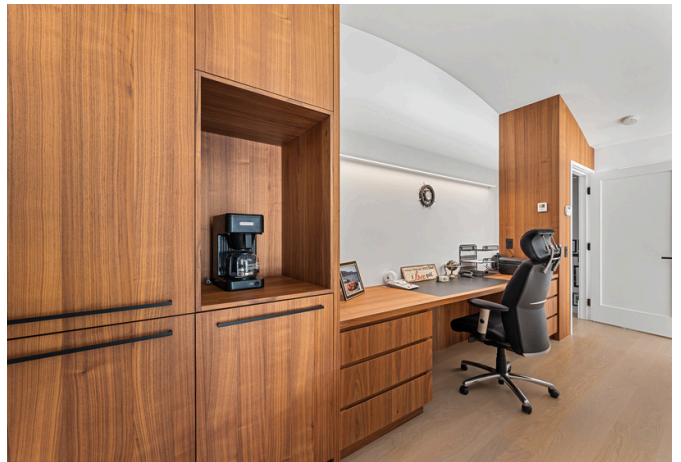














Suite Above Garage



2423 Whitworth Rd, West Kelowna, BC

Main Floor Exterior Area 3380.44 sq ft
 Interior Area 3203.49 sq ft
 Excluded Area 129.98 sq ft



Upper Level Exterior Area 1370.76 sq ft
 Interior Area 1274.72 sq ft
 Excluded Area 61.52 sq ft



PREPARED: 2025/11/03

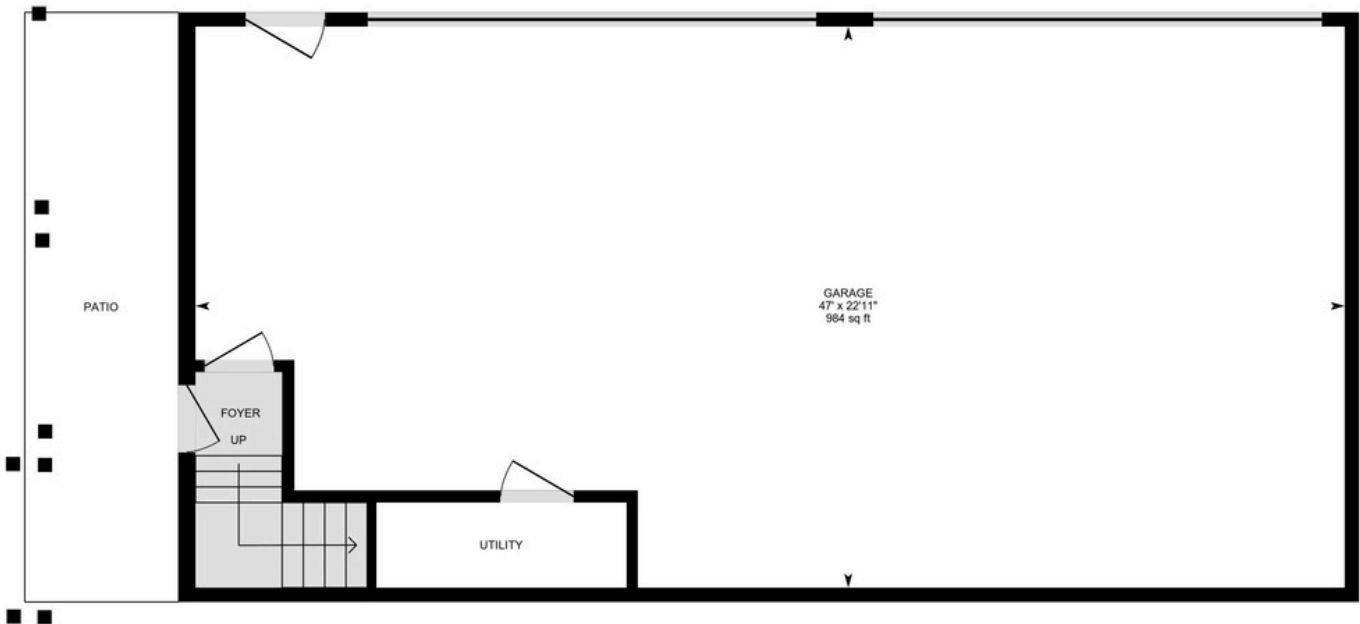


2423 Whitworth Rd, West Kelowna, BC

Suite Interior Area 564.93 sq ft



Garage Interior Area 44.62 sq ft
Excluded Area 1019.66 sq ft



PREPARED: 2025/11/03



EXCEPTIONAL FEATURES

- Extensively renovated showpiece home on the shores of Okanagan Lake
- Custom Ian Paine Construction and Design complete rebuild, showcasing expert craftsmanship throughout
- Main residence spanning over 4,700 sq. ft. across two thoughtfully designed levels
- 565 sq. ft. studio suite above the detached garage, ideal as a private guest space
- 3-bedroom, 6-bath layout with meticulous attention to detail in every room
- Seamless open-concept floor plan for effortless hosting and everyday living
- Expansive windows throughout, bathing the home in natural light and framing breathtaking lake and mountain views from nearly every room
- Grand entrance foyer with custom arched door, exposed wood beam accents, and immediate views of the lake
- Floating staircase serves as a striking architectural centerpiece
- Textured finishes throughout, including brick, quartz, and distressed wood, creating a cohesive and pleasing aesthetic
- High-end surfaces and finishes: engineered hardwood, quartzite countertops, glass tiles, and porcelain tiles
- Built-in ceiling speakers in most rooms for integrated home entertainment
- Hunter Douglas power blinds throughout
- All bedrooms feature walk-in closets and luxurious ensuites for the ultimate in comfort and privacy
- Multiple access points to manicured grounds for seamless indoor-outdoor living
- Outdoor kitchen off the dining room with vaulted ceiling, wood inlays, exposed beams, gas heaters, ceiling fan, Broil King BBQ, Danby beverage refrigerator, and Garth smoker
- Lakefront patio spanning the length of the home, featuring custom pergolas, multiple lounge areas, and direct access to the outdoor kitchen
- Saltwater pool (20 ft. x 36 ft.) framed by rock wall landscaping, slate tile pool deck, and convenient outdoor shower
- Private sun deck off the primary bedroom with glass railing, exposed wood beam detailing, and stunning lake and mountain views
- Front courtyard with covered walkway connecting main home to the suite, featuring a relaxing sunken hot tub
- Over 100 feet of private waterfront on Okanagan Lake
- Professionally installed L-shaped dock with extensive lounge space, two boat lifts, two watercraft lifts, and two swim ladders
- Detached, heated four-car garage with two double overhead doors, epoxy floor finish, ample built-in storage cabinetry and a sink
- Expansive paver stone driveway providing abundant parking, including a large pad for a boat or RV
- Fully fenced estate with power gate for added privacy and security
- Beautifully landscaped front yard with old growth oak tree, manicured hedges, shrubs, and flowers
- Hedge-lined side yard offering additional seclusion
- Sprawling lakefront backyard with two tiers of level lawn and paver stone path leading to the beach and dock
- A true waterfront legacy estate perfectly combining meticulous craftsmanship with timeless design

Living

- Meticulous craftsmanship showcased throughout with wide-plank European white oak flooring, custom wood ceiling inlays, and a dramatic floor-to-ceiling feature wall in Brampton Brick
- Wood-burning fireplace serves as a warm and inviting focal point, finished with a quartzite surround and an integrated Dekton hearth complete with built-in wood storage
- Striking floor-to-ceiling glass display with ambient lighting offers a refined space to showcase wine or décor items
- Seamless open-concept design flows effortlessly into the adjoining dining and kitchen areas—ideal for both everyday living and entertaining
- Sliding glass doors flood the room with natural light while framing picturesque lakefront views and providing direct access to the lake side patio

Kitchen/Dining

- Gourmet kitchen showcases crisp white soft-close cabinetry, an etched glass tile backsplash, and sleek Corian countertops for a clean, modern design
- Expansive centre island with quartzite waterfall-edge counter and seating for six, serves as the heart of the home—perfect for casual dining or lively entertaining
- Premium appliance package includes a Wolf gas range, dual Miele wall ovens, and an integrated Miele coffee system for the discerning home chef
- Additional integrated Miele dishwashers and Sub-Zero refrigerator and freezer are finished in matching cabinet panels for a seamless, elevated look
- Tray ceiling accented with rich wood inlays, built-in speakers, recessed lighting, and designer fixtures enhance the room's beautiful design
- Expansive butler's pantry offers added function and convenience with custom soft-close cabinetry and Sub-Zero panel-front appliances, including a refrigerator, freezer, refrigerator drawers (2), and freezer drawers (2)
- Temperature-controlled walk-in wine room accommodates over 120 bottles with shelving and display lighting
- Sun-filled dining space framed by sweeping lake-view windows and French doors that open to the outdoor kitchen for effortless indoor-outdoor living

Family Room

- Conveniently located just off the kitchen, this inviting space serves as a second gathering area, perfect for casual relaxation or intimate conversation
- A large overhead skylight with power blinds and two sets of lake-view windows bathe the room in abundant natural light, creating a bright and uplifting atmosphere

Den/Media Room

- Spacious and comfortable main-level media room designed for relaxed gatherings complete with plush carpeting
- Built-in wet bar includes a sink, soft-close cabinetry, and a seamless Caesarstone quartz countertop and backsplash, complemented by a Marvel beverage refrigerator for effortless hosting
- Attached two-piece bathroom adds convenience to this thoughtfully designed entertainment space

Two Main Level Bedrooms

- The first bedroom features wide plank white oak flooring, built-in speakers, double French doors leading to the pool deck, multiple lake view windows, a walk-in closet with custom built-ins and a luxurious 3-piece ensuite
- The second bedroom features wide plank white oak flooring, an illuminating window, a walk-in closet with custom built ins and a luxurious 5-piece ensuite

Five Main Level Bathrooms

- 5-piece ensuite in the second bedroom features glazed porcelain tile floors, floor to ceiling tiled walls, a fully tiled, tub/shower combination with a glass door and rain and wand shower heads and a vanity with walnut cabinetry and 2 concrete vessel sinks
- 3-piece ensuite in the other bedroom features glazed porcelain tile floors, a floating vanity with soft close cabinetry and a concrete vessel sink, and a fully tiled, glass enclosed walk-in shower with rain and wand shower heads
- 2-piece bath in the bedroom wing features wide plank engineered hardwood, a sliding barn door and a floating vanity with a vessel sink, under cabinet lighting and a wood countertop
- 2-piece bath near the kitchen features wide plank engineered hardwood, a vanity with a live edge granite counter and a drop-in sink with two swan neck faucets
- 2-piece bath in the den features porcelain tile floors, a floor to ceiling tiled wall and a floating vanity with walnut cabinetry and an undermount sink

Laundry

- Spacious laundry room featuring large-format tile flooring, custom millwork storage, and a striking hexagon shaped glass tiles on backsplash
- Thoughtfully designed with built-in cabinetry, sink, countertop space maximizes folding and organization with a hanging/drying rack
- Equipped with two sets of Electrolux front-load washers and dryers for ultimate efficiency

Upper Level

Gym

- Vaulted ceilings and an expansive arched window frame breathtaking mountain view, creating a bright, open, and inspiring workout environment
- Built-in soft-close lower cabinetry with a rich walnut countertop provides smart storage and organization for fitness essentials
- Sport mat flooring by Dinoflex delivers a professional gym look and feel, combining style with functionality

Primary Bedroom

- This spacious room features wide plank European white oak floors, a vaulted ceiling, a built-in Silestone privacy wall/headboard, storage closet, walk-in closet with custom built-ins, private lake view deck, a built-in desk with storage cabinetry and a spa inspired 5-piece ensuite

5-Piece Ensuite Bath

Luxurious bathroom that features, heated glazed porcelain tile, a lake view window, a built-in Dekton makeup vanity, a free-standing tub, a floating vanity with soft close cabinetry, under cabinet lighting and 2 vessel sinks plus an expansive, dual zone, walk-in shower with two rain and two wand shower heads

Guest Suite

- Beautifully finished generous size studio suite above the detached garage, perfect for guests
- Vaulted ceilings and multiple windows fill the space with abundant natural light, creating an open, airy ambiance
- Baseboard heating and an LG wall-mounted A/C unit ensure year-round comfort
- Dedicated sleeping nook with a double-door closet featuring custom built-ins for smart storage
- Seamless open-concept flow connects the living area to the dining space and kitchenette
- Built-in kitchenette boasts walnut soft-close lower cabinetry, crisp white upper cabinetry, Caesarstone quartz countertops, and a glass tile backsplash
- Sub-Zero panel refrigerator, Fisher & Paykel dishwasher drawer, and Dacor built-in microwave drawer make the suite fully self-contained
- Three-piece bathroom features heated tile floors, a floating vanity with undermount sink, and a fully tiled walk-in shower with glass door, offering comfort and luxury for every guest

Mechanical

- Carrier furnace
- Carrier A/C
- Rinnai on demand hot water
- Space Saver hot water tank
- Carrier thermostats
- White and Rodgers thermostats
- DSC security panel
- Aprilaire steam humidifier
- Eneready HRV
- MVAC central vacuum
- Eureka central vacuum
- Waterlite water softener
- Trojan UV water filter
- 200-amp service panel
- 125-amp sub panel
- John Wood hot water tank (suite)
- LG wall unit A/C (suite)
- Stelpro baseboard heaters (suite)
- Dimplex thermostats (suite)



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