



2584 ARTHUR ROAD, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN

REALTY



2584 ARTHUR ROAD, KELOWNA

Set above Lake Okanagan in the highly sought-after Old McKinley Landing community, this spacious 4-bedroom, 3-bath home captures easygoing Okanagan living in a private, peaceful setting. Panoramic lake and mountain views unfold from an established neighbourhood with multiple access points to the water and plenty of room to enjoy the outdoors.

Inside, expansive windows and vaulted ceilings bring light and views into the main living spaces, where the kitchen, dining, and family rooms flow together toward the west-facing deck, perfect for evening sunsets. The bright kitchen features a large central island, modern flat-front cabinetry, updated granite countertops, and a lake-facing sink, while the adjacent living area centers around a glass-enclosed gas fireplace.

The main level also includes a generous primary retreat with deck access, walk-in closet, and 5-piece ensuite, along with a convenient powder room.

Downstairs, the walk-out level continues to showcase the views with a large rec room, two additional bedrooms, a flexible gym/office, full bathroom, and laundry. Sliding doors open to the lower deck and pool area, creating an inviting space for long summer days at home.

Recent updates, including a main-floor hardwood (2025), refreshed granite, and an upgraded deck surface, combine with ample parking, generous storage, and a landscaped setting that extends toward Dewdney Road to offer a well-maintained property where pride of ownership shines. At the bottom of the property ample room to create your vision.

DETAILS

Address	2584 Arthur Road, Kelowna, BC, V1V 2B7	Bedrooms	4
City	Kelowna	Bathrooms	3
		Finished Area	2,776 Sq. Ft.

SPECIFICATIONS

Lot Size	0.79 Acres	Zoning	R1
Water	Municipal	Legal Description	Lot 10, Plan B13093, Section 20, TWP 23, ODYD, District Plan 3252 except Plan KAP 68140
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
View	Lake, Mountains, Water, Valley		

BUILDING FEATURES

Finished Area	2,776 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1994	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame
Pool	Pool, Above Ground	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony
Heating	Forced Air	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

5-Piece Ensuite Bath: 8'1" x 15'1"
2-Piece Bathroom: 6'5" x 0'4"
Primary Bedroom: 15'1" x 12'4"
Living Room: 19'7" x 25'4"
Kitchen: 17'10" x 9'3"
Foyer: 5'0" x 9'6"
Family Room: 13'8" x 14'2"
Dining Room: 6'8" x 14'2"

Lower Level

Utility Room: 4'10" x 9'9"
Recreation: 13'7" x 19'7"
Laundry: 5'1" x 10'7"
Bedroom: 13'4" x 13'5"
Bedroom: 13'3" x 11'7"
Bedroom: 14'10" x 12'1"
4-Piece Bathroom: 5'0" x 11'9"



















2584 Arthur Rd, Kelowna, BC

Main Floor Exterior Area 1579.47 sq ft
Interior Area 1470.95 sq ft



PREPARED: 2026/03/28



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.

2584 Arthur Rd, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1196.67 sq ft
Interior Area 1097.82 sq ft
Excluded Area 72.96 sq ft



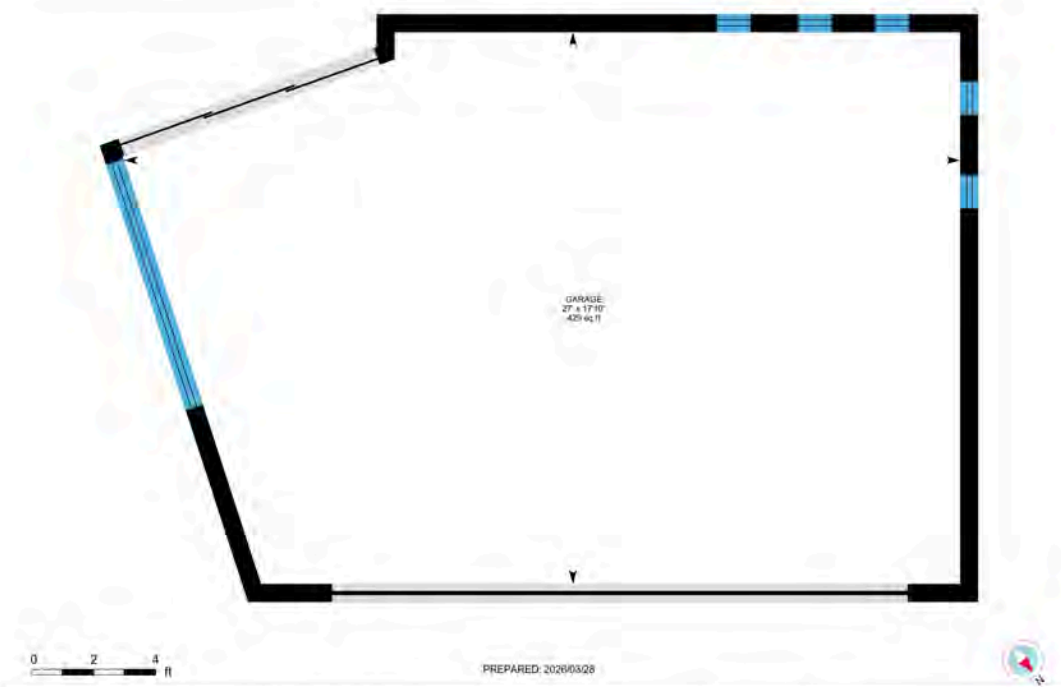
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Garage Excluded Area 479.33 sq ft.



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EXCEPTIONAL FEATURES

- Positioned on a private 0.79-acre lot overlooking Okanagan Lake, this 4-bedroom, 3- bathroom, contemporary residence showcases clean contemporary architecture, expansive windows, and unobstructed lake and mountain views from nearly every principal living space
- The home features strong modern lines, vaulted ceiling heights, high transom windows, and an open-concept layout designed to maximize natural light while creating a bright and airy atmosphere throughout the residence
- Recent updates include upgraded deck surfaces, new wide-plank hardwood flooring throughout the main level in 2025, updated granite surfaces, a new refrigerator in 2025
- The roof above the garage is brand new install in 2026
- Roof facing the lakeside brand new install in winter 2021
- New gutters installed in 2025 (to the lake facing side of the property)
- New landscape construction (still ongoing)
- Outdoor living is thoughtfully integrated into the design with multiple west-facing deck spaces, frameless glass railings, covered lounging areas, exterior window shades, and panoramic views stretching across Okanagan Lake to the surrounding mountains
- The lower outdoor area features pool access directly from the recreation room, creating a seamless indoor-outdoor connection ideal for entertaining and summer living
- Mature trees including 2 olive trees, 2 cherry trees, 1 apple tree and 1 plum tree, landscape lighting, and side fencing enhance the privacy and peaceful setting
- Additional highlights include a paver stone driveway with parking for four vehicles, covered front entry, large lot extending toward Dubbin Road below, and a two-car garage with natural light from oversized windows
- Located in a quiet and established neighbourhood just minutes from Kelowna amenities, this property offers a rare combination of modern architectural character, privacy, expansive outdoor space, and exceptional lake views

Inclusions

- Frigidaire electric range
- Maytag dishwasher
- LG refrigerator (new 2025)
- LG microwave
- Amana top-load washer
- Amana front-load dryer

Mechanical

- Forced air heating
- Nortron electric furnace
- Carrier air conditioning
- 200-amp electrical service
- John Wood hot water tank
- Honeywell Home thermostat
- IQ security panel
- Irrigation system

MAIN LEVEL

Entry/Foyer

- Decorative tile flooring
- Entry closet for storage
- Immediate lake and mountain views upon entry

Living

- Wide-plank hardwood flooring
- Large windows capturing panoramic lake and mountain views
- Central glass gas fireplace with tile surround and tile hearth
- Vaulted ceiling with upper transom east-facing windows bringing in natural light

Kitchen

- Easy care tile flooring
- Flat-front modern cabinetry, granite countertops (updated in 2020), and tile backsplash
- Large central island with storage
- Under-mount stainless steel sink positioned below a window with lake views
- Vaulted 13-foot ceiling height, high east-facing transom windows
- Open-concept connection to dining and family room areas
- Door with direct access to garage

Nook

- Wide-plank hardwood flooring
- Large windows with lake and mountain views
- Door access to upper deck
- Bright casual dining space with strong indoor-outdoor connection

Family Room

- Open-concept connection to kitchen and dining areas
- Wide-plank hardwood flooring
- Upper transom windows bringing in natural light
- Comfortable gathering space positioned to capture the views

Dining

- Wide-plank hardwood flooring
- Large windows and sliding door access to outdoor deck
- Vaulted ceiling and panoramic lake and mountain views
- Spacious layout suitable for entertaining and large gatherings

Primary Bedroom

- Complete with wide-plank hardwood flooring, vaulted ceiling, sliding glass door access to upper deck, large walk-in closet, and a 5-piece ensuite

Two Bathrooms

- 5-piece ensuite features tile flooring, privacy-glass windows, double vanity with updated granite countertops and under-mount sinks, built-in soaker tub with tile surround, and fully tiled walk-in shower
- 2-piece powder room features tile flooring, decorative wall covering, window for natural light, and pedestal sink

LOWER LEVEL

Recreation Room

- Spacious layout with carpet flooring
- Large windows overlooking lake, mountains, and pool area
- Sliding door access to lower deck and pool area
- Flexible space for recreation, games, or family gatherings

Three Bedrooms

- The first bedroom features carpet flooring, spacious layout, large window with lake and mountain views, and double-door closet
- A second bedroom features carpet flooring, large window with lake, mountain, and pool views, and double-door closet
- The third bedroom features a large window with lake, pool, and mountain views, and flexible use for gym, office, or guest space

Full Bathroom

- 4-piece bathroom features tile flooring, single vanity with updated granite countertop and under-mount sink, privacy-glass window, and tub/shower combination

Laundry

- Lino flooring
- Amana top-load washer
- Amana front-load dryer

Crawl Space

- Concrete flooring
- Large area suitable for off-season storage

LOCATION



SCHOOLS

4 public & 2 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.



Perched Above Okanagan Lake
In Sought After Old Mckinley Landing

Set on a large 0.79 acre lot in a private, peaceful setting with panoramic lake and mountain views! Beautiful modern design with quality updates. Multiple access points to the lake.

— Jodi Huber

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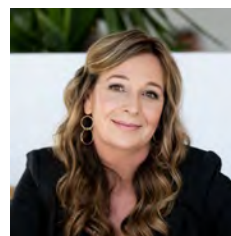


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