



**PH5-3699 CAPOZZI ROAD, KELOWNA**

**Presented by**

Jane Hoffman

Personal Real Estate Corporation



**JANE HOFFMAN**  
REALTY



## PH5-3699 CAPOZZI ROAD, KELOWNA

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Lakeview living awaits in this never-lived-in penthouse at Aqua 1 in Aqua Waterfront Village by Mission Group. This 3 bedroom plus den, 4 bath concrete residence offers approximately 2,080 sq. ft. of interior living and an impressive 1,015 sq. ft. wraparound covered patio with panoramic views of Okanagan Lake, the city, and surrounding mountains.

Designed with an expansive open floor plan, the main living areas provide exceptional space to spread out, relax, and entertain. The layout showcases nearly 11 ft. ceilings, luxury wide-plank flooring, and oversized windows that flood the home with natural light. The living room, anchored by a sleek linear fireplace, flows seamlessly to a separate family room, creating distinct yet connected gathering spaces. The chef's kitchen features a waterfall quartz island with seating, two-tone European cabinetry, and a premium Bosch appliance package, including double wall ovens and two paneled dishwashers.

The serene primary retreat offers deck access, custom closets, a den, and a spa-inspired 5-piece ensuite with heated tile floors, soaker tub, and fully tiled glass shower. Two generous guest bedrooms include custom closets, private ensuites with heated floors and deck access. A climate-controlled, glass-enclosed 400-bottle wine room, full laundry room, and stylish powder room complete the interior.

On level P1, enjoy a private 3-car secure garage with EV charger, kayak and paddleboard locker, and bike storage. All set in a premier Lower Mission location, walking distance to Hotel Eldorado, dining, cafés, and beaches—perfect for embracing Okanagan living. NO GST!

## DETAILS

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|                |   |                      |               |
|----------------|---|----------------------|---------------|
| <b>Address</b> | PH5-3699 Capozzi Road, Kelowna, BC, V1W 3L2 | <b>Bedrooms</b>      | 3             |
| <b>City</b>    | Kelowna                                     | <b>Bathrooms</b>     | 4             |
|                |   | <b>Finished Area</b> | 2,080 Sq. Ft. |

## SPECIFICATIONS

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|              |  |                          |  |
|--------------|--|--------------------------|--|
| <b>Water</b> | Municipal  | <b>Zoning</b>            | VC1  |
| <b>Sewer</b> | Connected  | <b>Legal Description</b> | STRATA LOT 154 SECTION 1 TOWNSHIP 25 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS10976 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM |
| <b>View</b>  | Lake, Mountains, Bridges, City, Water, Panoramic | <b>Ownership</b>         | Freehold, Strata   |

## BUILDING FEATURES

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|                          |   |                          |  |
|--------------------------|---|--------------------------|--|
| <b>Finished Area</b>     | 2,080 Sq. Ft.                                     | <b>Fireplace</b>         | 1 Fireplace (Electric)   |
| <b>Year Built</b>        | 2025  | <b>Parking</b>           | 3 Garage Spaces<br>On Site, Secured, Parkade<br>Strata Parking Type:LCP - Limited<br>Common Property |
| <b>Storeys</b>           | 1   | <b>Construction</b>      | Steel Frame, Concrete  |
| <b>Pool</b>              | Pool, In Ground, Outdoor, Heated                  | <b>Foundation</b>        | Concrete Perimeter   |
| <b>A/C</b>               | Central Air                                       | <b>Exterior Features</b> | Balcony  |
| <b>Heating</b>           | Forced Air, Radiant Floor                         |                          |  |
| <b>Interior Features</b> | Kitchen Island, Double Vanity, High Ceilings, Den |                          |  |
| <b>Monthly Fees</b>      | \$1333.81   |                          |  |

## ROOM SIZES

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### Main Level

Living Room: 19'6" x 11'9"  
Kitchen: 9'4" x 13'8"  
Dining Room: 9'6" x 13'6"  
3-Piece Bathroom: 9'3" x 5'8"  
2-Piece Bathroom: 5'9" x 5'5"  
Family Room: 19'2" x 13'9"  
5-Piece Bathroom: 10'8" x 8'8"  
Primary Bedroom: 19'3" x 11'4"  
Den: 10'9" x 8'11"  
Bedroom: 15'6" x 12'4"  
4-Piece Ensuite Bath: 9'2" x 4'11"  
Bedroom: 11'0" x 15'7"









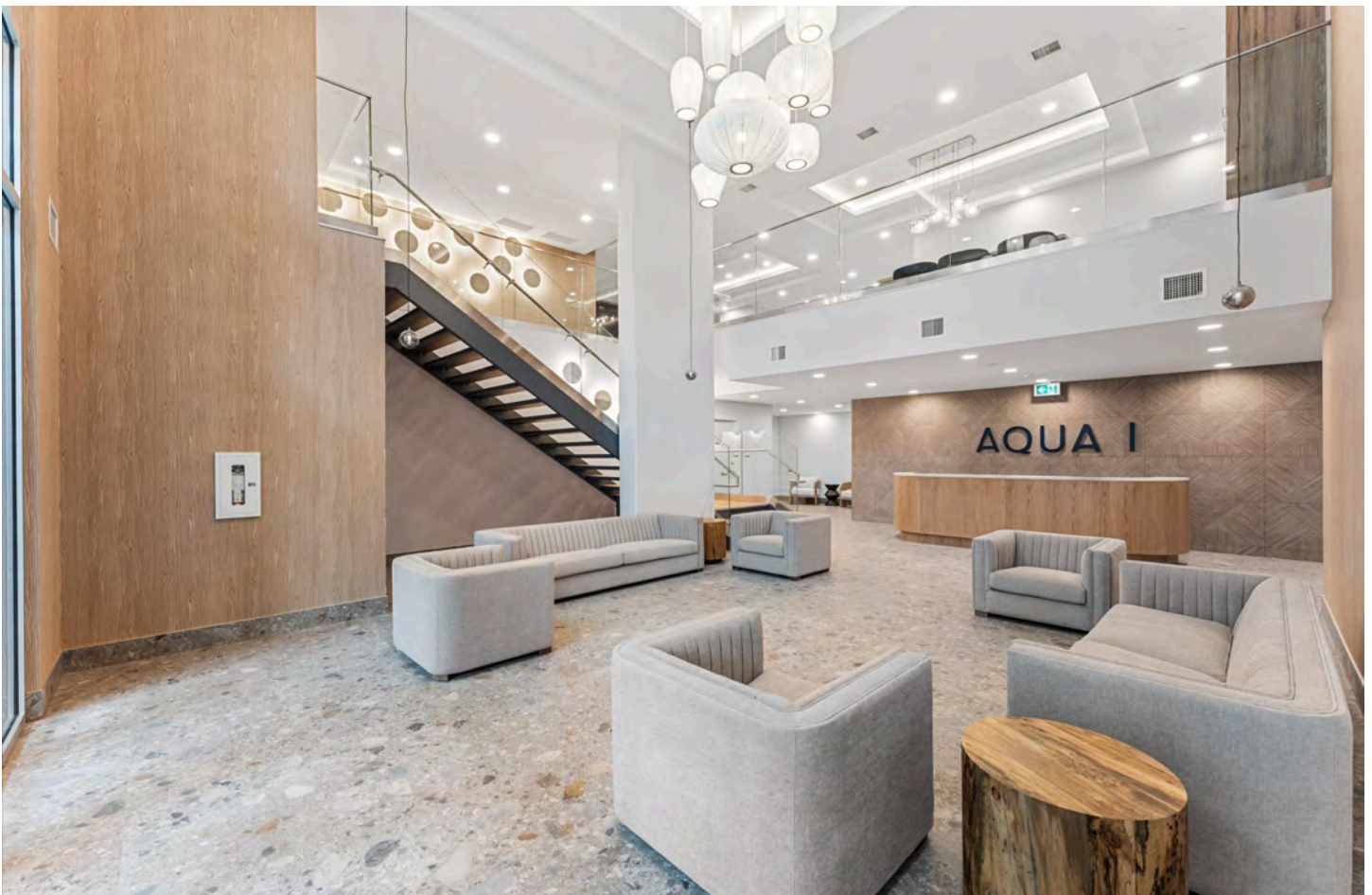














## EXCEPTIONAL FEATURES

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- Luxury southwest-facing penthouse residence at Aqua I in Kelowna's prestigious Aqua Waterfront Village, offering breathtaking panoramic lake, bridge, mountain, and city views from nearly every room
- Expansive 3 bedroom + den, 4-bathroom floor plan combines an elevated design, exceptional scale, and seamless indoor-outdoor living
- Floor-to-ceiling windows, soaring nearly 11-foot ceilings, and exceptional natural light create an airy contemporary living experience while framing the surrounding Okanagan scenery throughout the home
- Designer kitchen crafted for entertaining features an oversized quartz waterfall edge island with seating, premium integrated Bosch appliance package, two paneled dishwashers, Marvel beverage cooler, and two-tone European cabinetry
- Serene primary retreat offers direct terrace access, spa-inspired ensuite with heated porcelain tile floors and fully tiled walls, generous custom wardrobe storage and adjacent den ideal for a private office, nursery, or reading lounge
- Climate-controlled glass fronted wine room with custom storage for approximately 400 bottles and commercial-grade door creates a striking feature for entertaining and collectors
- Over 1,015 sq ft of covered wraparound outdoor living space captures uninterrupted lake, mountain, and city views while providing multiple zones for lounging, dining, and entertaining above the waterfront vistas
- Premium concrete construction with over 8 inches of concrete between floors delivers exceptional privacy and sound separation while enhancing the quiet luxury feel of the residence
- Quality upgrades include heated tile flooring in all full bathrooms, tiled shower and feature walls, Somfy motorized blinds throughout, beach sand tone wide plank flooring, custom closet organizers, and elevated contemporary finish choices
- Exclusive advantages include three secure parking stalls with private garage and EV charger, dedicated kayak and paddleboard storage with direct exterior access and separate bike storage accommodating up to three bikes
- Resort-style Aqua amenities include outdoor heated pool and hot tub, landscaped BBQ terraces, two-storey fitness centre with yoga and meditation spaces, fireside lounge areas, co-working spaces, conference room, guest entertainment kitchen, dog wash station, and direct waterfront access
- Unmatched Lower Mission location offers beaches, dining, shopping, wineries, cafes, and waterfront recreation moments from your doorstep and a true lock-and-leave luxury lifestyle

### Inclusions

- Bosch 5-burner induction cooktop
- Bosch in-wall hood vent
- Bosch double wall oven
- Bosch panelled refrigerator
- Bosch panelled dishwashers x 2
- Marvel beverage cooler
- Whirlpool front load washer & dryer

### Mechanical

- Forced air
- Central air
- 125-amp service panel
- Nuheat floor heating
- Honeywell Home thermostat

## **MAIN LEVEL**

### **Kitchen**

- Designer kitchen combines luxury with modern convenience
- Oversized quartz waterfall edge island with seating for 5+, undermount double sink, polished pull-down faucet, abundant storage, two-tone European cabinetry, premium Bosch appliances and a seamless connection to the surrounding lakeview living spaces
- Large sliding glass doors extend the kitchen onto the expansive wraparound terrace and capture the natural light and panoramic lake views

### **Dining**

- Open-concept dining area is framed by oversized south-facing windows and soaring nearly 11-foot ceilings, creating a bright and elegant setting for both intimate meals and large-scale entertaining
- Convenient to the kitchen, living, and outdoor terrace spaces enhancing the effortless indoor-outdoor lifestyle

### **Living**

- Expansive open-concept living room is surrounded by floor-to-ceiling windows capturing panoramic lake, mountain, bridge, and city views while filling the space with natural light throughout the day
- Linear electric fireplace with contemporary tile surround anchors the room complementing the refined modern aesthetic of the upscale penthouse design

### **Family Room**

- Additional family room lounge space offers flexibility for entertaining, media viewing, or relaxed everyday living while maintaining direct connection to the surrounding lake views
- Large south-facing windows and a wall-mounted television with concealed electrical create a clean, modern appearance

### **Den**

- Flexible den space accessed from the primary suite is ideally suited for a home office, nursery, fitness area, or private lounge retreat
- Large picture window captures panoramic views of Lake Okanagan, surrounding mountains, and the city skyline

### **Three Bedrooms**

- The primary retreat features soaring 10-foot ceilings, south and west-facing windows, direct terrace access, a generous walk-in closet with custom built-ins, and a 5-piece ensuite
- The second bedroom features large windows with lake and mountain views, sliding door access to the wraparound terrace, a large closet with custom built-ins, and a 3-piece ensuite
- The third bedroom enjoys large south-facing windows with panoramic views, access to the exterior terrace, a walk-in closet with custom built-ins with soft-close hardware, and a 4-piece ensuite

### **Four Bathrooms**

- Spa-inspired 5-piece ensuite features heated porcelain tile floors, fully tiled walls, double vanity with polished white quartz countertops, European-style soft-close cabinetry, freestanding soaker tub, and fully tiled glass enclosed walk-in shower with two showerheads
- 3-piece ensuite includes heated porcelain tile flooring, polished white quartz vanity, European-style soft-close cabinetry, tile backsplash, and fully tiled walk-in shower with glass enclosure and two showerheads
- 4-piece ensuite features heated tile flooring, polished white quartz vanity, European cabinetry, and tub-shower combination with tile surround
- 2-piece powder room features luxury vinyl plank flooring, European-style vanity cabinetry, polished white quartz countertop, and tile backsplash

**Laundry**

- Laundry room features luxury vinyl plank flooring, custom-height quartz folding counters, built-in hanging storage, upper shelving, and Whirlpool front-load washer and dryer

**Wine Room**

- Glass-enclosed climate-controlled wine room creates a striking architectural feature and provides custom storage capacity for approximately 400 bottles
- Commercial-grade wine room door and a Wine Guardian temperature control system

**Storage Room**

- Interior storage room includes luxury vinyl plank flooring along with built-in shelving and hanging organization systems for practical everyday function

## LOCATION



### SCHOOLS

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



### PARKS & REC

6 playgrounds, 2 dog parks and 88 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 2 min walk away.



## *Luxury Lakeview Penthouse* In Prime Lower Mission Location

Showcasing an exceptional blend of luxury, privacy, and waterfront living, with panoramic lake views, expansive outdoor space, and beautifully designed interiors. Set in one of the Lower Mission's most sought-after waterfront communities, it delivers the ultimate Okanagan lifestyle just steps from beaches, dining, and the lake.

— Jane Hoffman

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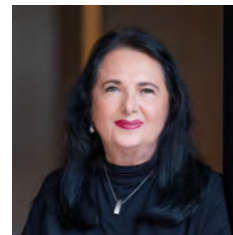


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