



**1106 HENDERSON DRIVE, KELOWNA**

**Presented by**

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REALTY



## 1106 HENDERSON DRIVE, KELOWNA

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Set on a quiet street in family-friendly Black Mountain, this home offers a bright, flexible home with sweeping mountain and valley views and a legal suite option. The main floor features an open living, dining and kitchen area with hardwood and tile floors, large south-facing windows with wood blinds, and a gas fireplace as the focal point.

The oak kitchen includes a central island with seating, walk-in pantry, tile backsplash with under-cabinet lighting and access to a covered balcony with gas BBQ hook-up to enjoy the views year-round. The spacious primary bedroom offers a walk-in closet with built-ins and a 5-piece ensuite with double vanity, soaker tub and separate shower, while a front bedroom with double doors is ideal as a home office. A convenient main-level laundry/mudroom, powder room and heated double garage complete this level.

Downstairs, the bright walk-out level hosts a legal suite that can function as a 1 bedroom plus den or a 2 bedroom plus den, featuring a white shaker kitchen with tile floors, high ceilings, laminate living/dining area, full 4-piece bathroom and its own laundry.

Sliding doors lead to a covered patio and fully fenced, irrigated backyard with mature trees, mountain views and direct exterior access.

Mechanical highlights include forced-air heating (Tempstar), Goodman A/C, Bradford White hot water tank, 125-amp service, central vacuum and HydroRain irrigation. Steps from schools, Black Mountain Golf Course, Mine Hill Park and trail systems.

## DETAILS

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<b>Address</b>	1106 Henderson Drive, Kelowna, BC, V1P 1L8	<b>Bedrooms</b>	4
<b>City</b>	Kelowna	<b>Bathrooms</b>	3
		<b>Finished Area</b>	3,140 Sq. Ft.

## SPECIFICATIONS

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<b>Lot Size</b>	0.15 Acres	<b>Zoning</b>	RU1
<b>Water</b>	Municipal	<b>Legal Description</b>	LOT 4 SECTION 19 TOWNSHIP 27 OSOYOOS DIVISION YALE DISTRICT PLAN KAP77209
<b>Sewer</b>	Connected	<b>Ownership</b>	Freehold, Fee Simple
<b>Features</b>	Near Park, Paved, Near Golf Course, Sprinklers in Ground, Near Ski Area		
<b>View</b>	Mountains		

## BUILDING FEATURES

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<b>Finished Area</b>	3,140 Sq. Ft.	<b>Fireplace</b>	1 Fireplace (Gas)
<b>Year Built</b>	2006	<b>Parking</b>	2 Garage Spaces Attached, Garage
<b>Storeys</b>	2	<b>Construction</b>	Stucco, Wood Frame
<b>A/C</b>	Central Air	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Forced Air	<b>Exterior Features</b>	Balcony, Private Yard, Sprinkler System
		<b>Basement</b>	Full, Finished, Walkout, Separate Entry

## ROOM SIZES

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### Main Level

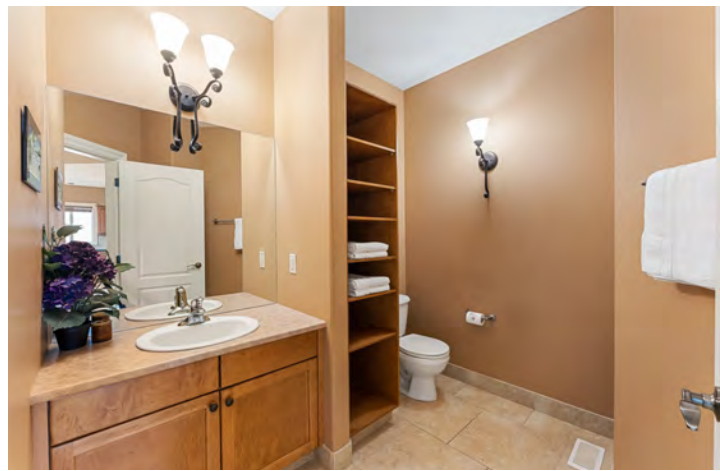
Primary Bedroom: 16'11" x 14'11"  
Living Room: 14'11" x 21'8"  
Laundry: 8'6" x 10'11"  
Kitchen: 15'0" x 14'6"  
Dining Room: 11'1" x 8'1"  
Bedroom: 10'8" x 12'8"  
5-Piece Ensuite Bath: 8'5" x 15'11"  
2-Piece Bathroom: 7'11" x 9'2"

### Lower Level

Utility Room: 5'11" x 7'11"  
Other: 8'4" x 10'0"  
Living Room: 14'10" x 26'7"  
Other: 15'4" x 7'11"  
Dining Room: 8'0" x 6'5"  
Bedroom: 16'10" x 14'8"  
Primary Bedroom: 15'4" x 14'6"  
4-Piece Bathroom: 11'11" x 4'11"













### 1106 Henderson Dr, Kelowna, BC

**Main Floor** Exterior Area 1627.53 sq ft  
Interior Area 1522.89 sq ft  
Excluded Area 456.30 sq ft



PREPARED: 2026/04/29



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.

### 1106 Henderson Dr, Kelowna, BC

**Lower Level (Below Grade)** Exterior Area 1512.17 sq ft  
Interior Area 1405.08 sq ft  
Excluded Area 46.51 sq ft



PREPARED: 2026/04/29



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## EXCEPTIONAL FEATURES

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- Bright and spacious 4-bedroom, 3-bathroom walkout rancher offering over 3,100 sq ft of functional family living in the sought-after Black Mountain community
- Flexible legal suite configuration offers excellent income potential with the option for a 1-bedroom plus den or 2-bedroom plus den layout depending on lifestyle needs
- Open-concept main living spaces designed to capture natural light, mountain views, and seamless indoor/outdoor living from both levels of the home
- Spacious covered upper deck finished with Duradek surface, recessed lighting, gas BBQ hookup, and comfortable outdoor lounging space, all positioned to capture beautiful south-facing valley and surrounding mountain views
- Quiet residential street located near Black Mountain Golf Club, Mine Hill Park, Stokley Trail System, and endless outdoor recreation opportunities
- Double garage, generous storage throughout, underground irrigation, mature landscaping, and quick possession availability add exceptional everyday convenience
- Ideally positioned only minutes to schools, shopping, parks, and everyday amenities, with approximately 40 minutes to Big White Ski Resort

### Inclusions

- Frigidaire electric range
- Frigidaire refrigerator
- Bosch dishwasher
- Jenn-Air hood fan
- Kenmore washing machine
- Kenmore dryer
- Whirlpool electric range (suite)
- Frigidaire refrigerator (suite)
- Samsung over-the-range microwave (suite)
- Frigidaire stacking washer and dryer (suite)

### Mechanical

- Tempstar furnace
- Goodman central air conditioning
- 125-amp electrical service
- Bradford White hot water tank
- White Rogers thermostat
- Eureka central vacuum system
- HydroRain irrigation system

## **MAIN LEVEL**

### **Entry**

- Bright welcoming foyer with tile flooring and elevated ceiling height
- Open sightlines toward the main living spaces and surrounding

### **Kitchen**

- Tile flooring paired with traditional oak cabinetry creates a warm and functional workspace with generous storage throughout
- Central island offers additional prep space, seating for two, pendant lighting, and ample storage
- Tile backsplash, under-cabinet lighting, walk-in pantry with built-ins, and east-facing window above the sink enhance both style and practicality
- Open-concept flow to dining and living spaces with convenient access to the covered upper deck

### **Dining**

- Open dining area positioned beside large windows capturing beautiful valley and mountain views
- Sliding glass door access to the covered upper deck extends the living space outdoors for entertaining and everyday enjoyment

### **Living Room**

- Hardwood flooring and expansive south-facing windows fill the space with natural light while showcasing surrounding mountain and valley views
- Central gas fireplace with tile surround creates a warm focal point within the open-concept living area
- Ceiling fan overhead and seamless connection to the kitchen and dining spaces create an ideal layout for everyday living and entertaining

### **Laundry/Mudroom**

- Functional laundry and mudroom space with tile flooring and fresh white storage cabinetry
- Stainless steel sink, closet, and Kenmore front load washer and dryer

### **Two Bedrooms**

- The primary bedroom features carpet flooring, large south-facing windows showcasing mountain and valley views, wood blind window coverings, a spacious layout, walk-in closet with custom built-ins, and access to the 5-piece ensuite
- The second bedroom features double-door entry, carpet flooring, a large front-facing window overlooking the landscaped yard, double-door closet with built-ins, and flexibility for use as a guest room or main-level home office

### **Two Bathrooms**

- 5-piece primary ensuite features tile flooring, a large vanity with wood cabinetry and two drop-in sinks, expansive vanity mirror with integrated lighting, built-in soaker tub with tile surround, large privacy-glass window, and walk-in shower
- 2-piece powder room features tile flooring, vanity with wood-front cabinetry and drop-in sink, and built-in shelving for convenient linen and storage options

## **LOWER LEVEL**

### **Bedroom**

- The bedroom features carpet flooring, double-door closet, east-facing window with wood blind coverings, and convenient access to the lower-level living spaces

### **Suite Features**

- Fully self-contained legal suite with private lower-level access and flexible layout configuration
- Option to function as a spacious 1-bedroom plus den suite or a 2-bedroom plus den suite depending on occupancy needs
- Bright open-concept design with large windows, high ceilings, and direct access to the covered patio and backyard
- Excellent mortgage helper or multigenerational living opportunity with dedicated laundry and separate living spaces

### **Kitchen**

- Tile flooring and impressive 9'8" ceiling height create an open and airy feel throughout the suite kitchen
- Fresh white shaker-style cabinetry with soft-close hardware, tile backsplash, and functional layout maximize storage and efficiency
- East-facing window above the sink provides natural light, sliding glass door access connects directly to the covered patio and backyard

### **Living/Dining**

- Spacious open-concept living and dining area finished with laminate flooring and large south-facing windows
- High ceilings and abundant natural light create a comfortable and inviting atmosphere for everyday living
- Functional layout easily accommodates a full-size dining table while remaining connected to the kitchen space

### **Den**

- Flexible den space finished with laminate flooring, ideal for a home office, storage room, workout area, or guest overflow space

### **Bedroom**

- The suite bedroom features carpet flooring, large south-facing window with wood blind coverings, spacious layout, and closet with sliding door access

### **Full Bathroom**

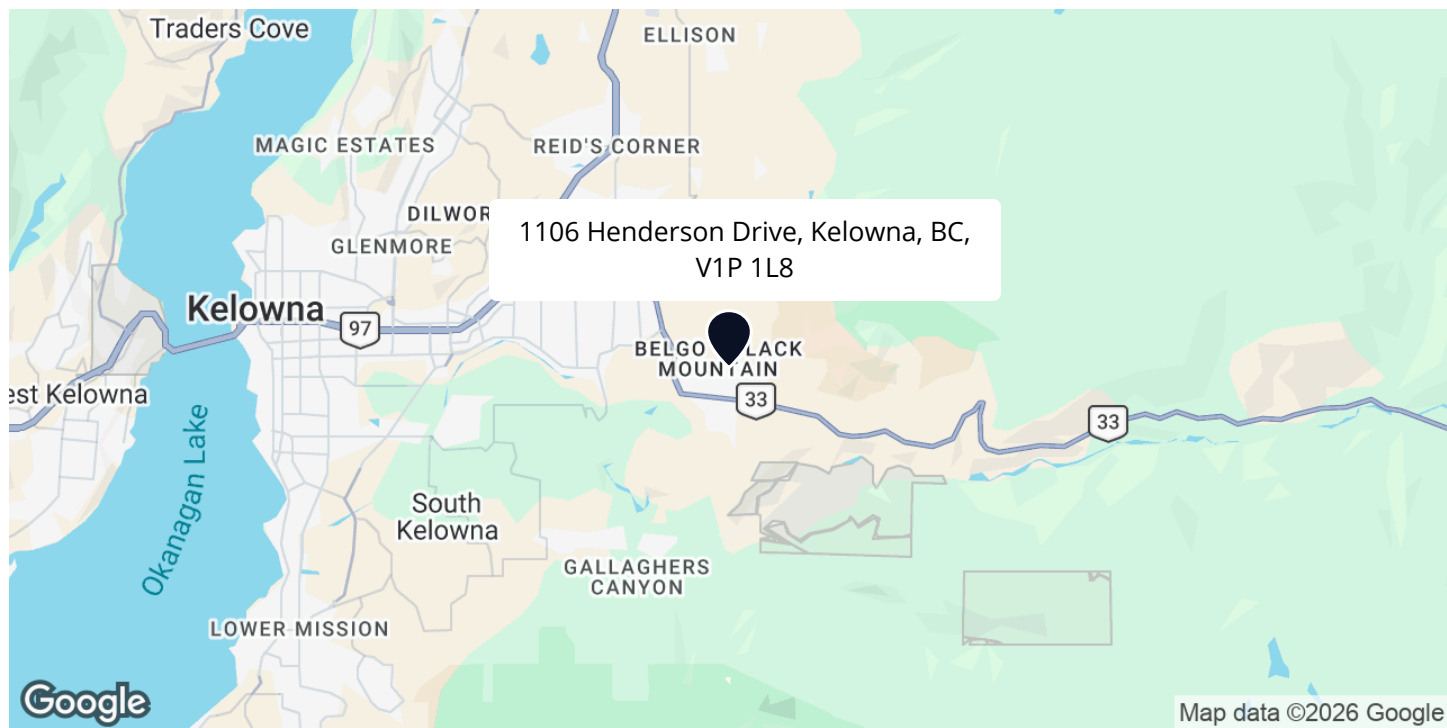
- 4-piece bathroom features tile flooring, single vanity with wood-front cabinetry, drop-in sink, large vanity mirror, and tub/shower combination with tile surround

### **Laundry Closet**

- Convenient laundry area located within the utility room featuring Frigidaire stacking front load washer and dryer

# LOCATION

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## *Family Living with Flexible Potential*

### Scenic Views in Black Mountain

Offering the perfect blend of comfort, functionality, and lifestyle, this spacious walkout rancher is designed for modern family living. Enjoy sweeping mountain and valley views, bright open-concept living spaces, and a covered deck ideal for year-round entertaining. The legal suite provides exceptional flexibility for multigenerational living or mortgage-helper income, while this sought-after Black Mountain location has golf, parks, trails, schools, and outdoor recreation just moments from your doorstep.

— Mike Mychalyshyn

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