



246 PENDRAGON PLACE, KELOWNA

Presented by

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REALTY



246 PENDRAGON PLACE, KELOWNA

Perched above Lake Okanagan on a quiet cul-de-sac in Magic Estates, this updated walk-out rancher offers unobstructed lake and mountain views from both levels. Newer geothermal heating/cooling (approx. 2 years) and luxury vinyl plank flooring through the main living areas create an efficient, low-maintenance and stylish home.

The vaulted living room with shiplap feature wall and electric linear fireplace flows into a spacious kitchen with granite counters, white shaker cabinetry, walk-in pantry and central island with undermount sink and raised eating bar, all positioned to capture the views. The adjoining dining area opens to a glass-enclosed sunroom and new Duradek surface with frameless glass railings, ideal for four-season indoor-outdoor living.

The main floor also includes a bright office/den, updated powder room, laundry with garage access, and a serene primary retreat with cork flooring, deck access, walk-in closet and a luxurious 5-piece ensuite with freestanding tub and fully tiled walk-in shower (2023).

The lower level offers a generous recreation room with lake views and sunroom access, an additional bedroom with 4-piece ensuite, plus a flexible lock-off in-law suite with its own kitchen, laundry, deck access and two bedrooms. Ideal for guests, extended family or potential income (buyer to verify).

Low-maintenance landscaping served by underground sprinklers and landscape lighting. Double garage. Knox Mountain trails and Paul's Tomb are just steps from your back door.

DETAILS

| | | | |
|----------------|--|----------------------|---------------|
| Address | 246 Pendragon Place, Kelowna, BC, V1V 1N2 | Bedrooms | 4 |
| City | Kelowna | Bathrooms | 4 |
| | | Finished Area | 3,322 Sq. Ft. |

SPECIFICATIONS

| | | | |
|-----------------|---|--------------------------|--|
| Lot Size | 0.18 Acres | Zoning | RU1 |
| Water | Municipal | Legal Description | LOT 4 SECTION 6 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP53041 |
| Sewer | Connected | Ownership | Freehold, Fee Simple |
| Features | Landscaped, Near Park, Paved, Views, Sprinklers in Ground, Dead End, Culdesac | | |
| View | Lake, Mountains, Water, Panoramic | | |

BUILDING FEATURES

| | | | |
|--------------------------|--|--------------------------|-------------------------------------|
| Finished Area | 3,322 Sq. Ft. | Fireplace | 1 Fireplace (Electric) |
| Year Built | 1996 | Parking | 2 Garage Spaces Attached, Garage |
| Storeys | 2 | Construction | Stucco, Wood Frame, Brick |
| A/C | Geothermal | Foundation | Concrete Perimeter |
| Heating | Geothermal | Exterior Features | Balcony, Sprinkler System |
| Interior Features | Kitchen Island, Double Vanity, Pantry, Central Vacuum, Vaulted Ceilings | Basement | Finished, Walkout |

ROOM SIZES

Main Level

Foyer: 9'11" x 5'0"
Laundry: 8'1" x 7'1"
Storage Room: 4'11" x 5'7"
Living Room: 14'11" x 17'5"
Primary Bedroom: 13'0" x 21'1"
Sunroom: 15'1" x 15'2"
Office: 14'11" x 12'4"
Kitchen: 18'4" x 18'5"
5-Piece Ensuite Bath: 11'4" x 13'10"
2-Piece Bathroom: 5'5" x 4'11"

Lower Level

Primary Bedroom: 12'10" x 13'1"
Kitchen: 9'6" x 17'5"
Utility Room: 6'11" x 8'3"
Sunroom: 14'11" x 10'11"
4-Piece Ensuite Bath: 7'0" x 8'5"
3-Piece Bathroom: 8'9" x 5'6"
Storage Room: 3'8" x 8'5"
Laundry: 20'10" x 12'8"
Bedroom: 10'8" x 11'1"
Bedroom: 14'4" x 12'0"
Family Room: 17'10" x 18'1"













246 Pendragon Pl, Kelowna, BC

Main Floor Exterior Area 1743.58 sq ft
Interior Area 1631.53 sq ft
Excluded Area 737.35 sq ft



PREPARED: 2026/04/22



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.

246 Pendragon Pl, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1578.32 sq ft
Interior Area 1460.10 sq ft
Excluded Area 235.86 sq ft



PREPARED: 2026/04/22



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EXCEPTIONAL FEATURES

- Positioned on a quiet cul-de-sac overlooking Okanagan Lake, this spacious 4-bedroom, 4- bathroom residence offers unobstructed lake and mountain views, flexible multi-generational living potential, and direct access to nearby Knox Mountain trails and Paul's Tomb recreation areas
- Thoughtfully updated over time, the home features new geothermal heating and cooling installed approximately two years ago, updated luxury vinyl plank flooring throughout the main living areas, a renovated primary ensuite completed in 2023, and updated deck surfacing with frameless glass railings that enhance the connection to the surrounding views
- The main living spaces are designed to maximize natural light and lake views through west-facing windows, vaulted ceiling heights, skylights, and open-concept gathering areas that create a bright and welcoming atmosphere throughout the home
- Outdoor living is a standout feature of the property with multiple enclosed sunroom-style deck spaces, spacious lounging and dining areas, updated Duradeck surfacing, frameless glass railings, and panoramic lake and mountain views that extend across all levels of the home while creating a seamless indoor-outdoor connection
- The lower-level suite offers flexibility for extended family, guests, nanny accommodations, or additional living space, complete with lock-off capability, separate exterior access, deck access, and beautiful lake views throughout
- Additional highlights include ample storage in all levels of the home, mature landscaping with rock elements, underground irrigation, landscape lighting, paver stone driveway parking, and a two-car garage with painted concrete flooring and side yard access

Inclusions

- Bosch dishwasher
- GE Profile built-in electric oven
- Frigidaire electric cooktop
- Whirlpool microwave with integrated hood fan
- Maytag refrigerator
- Kenmore front-load washer
- Kenmore dryer
- GE electric range (suite)
- GE refrigerator (suite)
- GE dishwasher (suite)
- Panasonic microwave (suite)
- Samsung stacking front-load washer (suite)
- Samsung stacking front-load dryer (suite)

Mechanical

- Tetco geothermal heating and cooling
- 200-amp electrical service
- Rheem hot water tank
- Honeywell Home thermostat
- Vivint WiFi security system
- Water softener
- Beam central vacuum system with two hoses
- Rainbird irrigation system

MAIN LEVEL

Entry/Foyer

- Central curved staircase leading to lower level with iron spindles and wood handrails
- Two skylights add and abundance of natural light
- Spacious entry area with open sightlines of the main living areas

Living

- Updated luxury vinyl plank flooring, vaulted ceiling
- Open-concept connection to kitchen area
- Central electric linear fireplace with shiplap finished feature wall
- Large windows capturing lake and mountain views

Kitchen

- Durable tile flooring, vaulted 12'6" ceiling height
- Spacious layout with abundant cabinetry and large west-facing windows
- Front-row views of Okanagan Lake
- Granite countertops, tile backsplash, with white shaker-style cabinetry and under cabinet lighting
- Central island with under-mount sink, granite countertop, and raised seating bar for two
- Walk-in pantry, built-in desk area with upper storage
- Functional kitchen complete with a premium mixed-brand appliance package including Bosch dishwasher, GE Profile built-in oven, and Frigidaire cooktop

Dining

- Adjacent to the kitchen, tile flooring
- Door with access to the enclosed sunroom deck, panoramic lake and mountain views

Den/Office

- Glass French door access, spacious with vaulted ceiling and luxury vinyl plank flooring
- Large east-facing windows overlooking front yard
- Spacious flexible layout that could accommodate guests

Primary Bedroom

- Complete with 9-foot ceiling height, cork flooring, crown mouldings, door access to upper deck, spacious walk-in closet with shelving, and a 5-piece ensuite

Two Bathrooms

- 5-piece ensuite features tile flooring, fully tiled walk-in glass enclosed shower with rain and wand shower heads, vanity with engineered stone countertop and two under-mount sinks, freestanding soaker tub with floor-mounted faucet, and large windows with lake views
- 2-piece powder room features luxury vinyl plank flooring, large wall-mounted vanity mirror, pedestal sink, and pocket door entry

Laundry/Mudroom

- Easy care tile flooring, upper and lower cabinetry, with stainless-steel sink
- West-facing window creates a bright open space

LOWER LEVEL

Recreation Room

- 9'6" ceiling height
- Luxury vinyl plank flooring
- Large west-facing windows with lake and mountain views
- Door access to covered enclosed sunroom
- Built-in display shelving

Bedroom

- The bedroom features luxury vinyl plank flooring, large window with lake and mountain views, window coverings, large walk-in closet, and a 4-piece ensuite

Full Ensuite Bathroom

- 4-piece ensuite features tile flooring, privacy-glass window, vanity with drop-in sink and tile backsplash, and a tub/shower combination

Lower-Level Suite - Notable Features

- Laminate flooring
- White shaker cabinetry with soft-close features
- Quartz countertops with tile backsplash and undercabinet lighting
- GE appliance package
- Space for small dining table

Two Bedrooms

- The first bedroom features luxury vinyl plank flooring, large west-facing window with lake and mountain views, and walk-in closet
- The second bedroom features luxury vinyl flooring, large window, and door access to lower deck

Full Bathroom

- 3-piece bathroom features tile flooring, vanity with drop-in sink, walk-in shower, and shaker-style wood cabinetry

Laundry

- Samsung stacking front-load washer
- Samsung stacking front-load dryer

Utility/Storage

- Large space suitable for storage and organization

LOCATION





Perched above Lake Okanagan
On a quiet cul-de-sac in Magic Estates

The home backs onto parkland with endless trails and with views down the lake as far as you can see....this is a truly special setting!

— Gregory Dusik

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