



JANE HOFFMAN
REALTY

CUSTOM HOME IN PRIVATE SETTING WITH SCENIC VIEWS



PROUDLY MARKETED BY JANE HOFFMAN

1840 Hidden Lake Place
Kelowna, BC

DETAILS

Address	1840 Hidden Lake Place Kelowna, BC	Bedrooms	4
		Bathrooms	3 Full
		Finished Area	3977 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.39 Acre	Year Built	2006
Views	Lake, Mountain	Exterior	Fiber Cement Siding, Stone, Cedar
Water	Municipal	Heating	Geothermal
Sewer	Connected	Cooling	Geothermal
Main Level	2061sq. ft.	Fireplaces	2, 1 Gas, 1 Electric
Lower Level	1916sq. ft.	Garage/Driveway	Attached Double
Ownership	Freehold	Foundation	Concrete

Room Sizes - Main Level

Foyer: 10' 1 x 8' 5
Living Room: 15' 11 x 22' 6
Kitchen: 13' 2 x 13' 4
Dining Room: 14' 0 x 10' 8
Primary Bedroom: 12' 10 x 16' 5
4-Piece Ensuite: 9' 9 x 10' 11
Bedroom: 12' 0 x 13' 8
3-Piece Bathroom: 12' 0 x 10' 10
Laundry: 9' 5 x 6' 7
Storage: 5' 7 x 5' 2

Room Sizes - Lower Level

Recreation Room: 22' 1 x 33' 11
Family Room: 15' 2 x 22' 6
Kitchen: 7' 7 x 14' 5
Full Bathroom: 9' 9 x 5' 0
Bedroom: 13' 4 x 13' 5
Bedroom: 11' 8 x 13' 3
Cold Room: 11' 11 x 4' 5
Storage: 13' 11 x 6' 0
Storage: 23' 9 x 9' 3
Utility Room: 10' 3 x 6' 1

Inclusions

- Wolf gas cooktop
- KitchenAid refrigerator
- KitchenAid dishwasher
- KitchenAid oven & microwave
- LG washer & dryer
- Frigidaire electric stove
- Frigidaire dishwasher
- Danby refrigerator
- Broan hood fan

Mechanical

- GT Series Geothermal heating/cooling
- John Wood hot water tank
- SuperHot hot water tank
- Wirsbo thermostats
- 200-amp service panel
- DSC security

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 1840 HIDDEN LAKE PLACE

Welcome to 1840 Hidden Lake Place—an exceptional custom-built Fawdry Homes residence nestled on a rare 0.39-acre lot backing onto serene Hidden Lake in Wilden. This 4-bedroom, 3-bathroom home offers over 3,900 sq.ft. of thoughtfully designed living space in a quiet cul-de-sac with only one neighbouring property.

Craftsman-inspired architecture with rich wood detailing, stone accents, and a welcoming covered front porch set the tone. The main level features an open-concept layout with a stunning great room anchored by a floor-to-ceiling rock fireplace, and a warm, inviting kitchen with Brazilian cherry cabinetry, granite countertops, and premium appliances.

Enjoy seamless indoor-outdoor living with a covered upper deck capturing beautiful lake views. The spacious primary retreat offers deck access, dual walk-in closets, and a well-appointed ensuite.

The walk-out lower level is ideal for guests or extended family, complete with a family room, full kitchenette, additional bedrooms, and access to a covered patio with hot tub and outdoor shower.

Beautifully landscaped grounds, workshop with outside entry, room for RV/boat parking, mature trees, and direct proximity to walking trails and amenities complete this private lakeside offering.

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

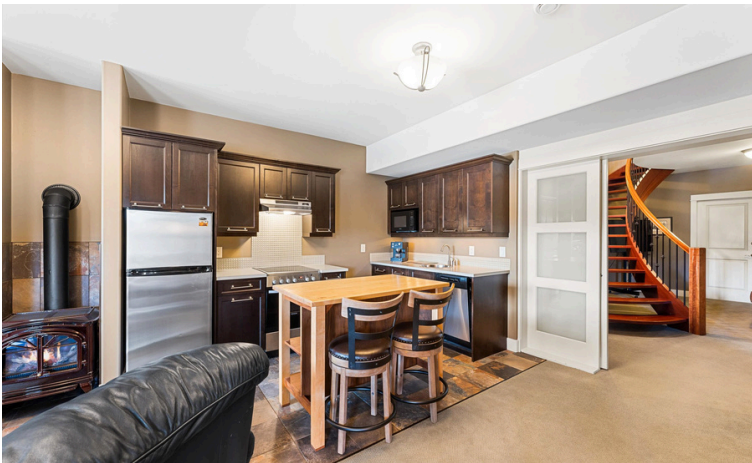












1840 Hidden Lake Pl, Kelowna, BC

Main Floor Exterior Area 2061.07 sq ft
Interior Area 1937.99 sq ft
Excluded Area 661.17 sq ft



PREPARED: 2026/03/06



1840 Hidden Lake Pl, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1915.61 sq ft
Interior Area 1790.48 sq ft
Excluded Area 114.27 sq ft



PREPARED: 2026/03/06

White 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.

EXCEPTIONAL FEATURES

- Custom-built by Fawdry Homes, this 4 bedroom, 3 bathroom residence offers over 3,900 sq.ft. across two levels, set on a rare 0.30-acre lot
- Showcasing timeless Craftsman style architecture with strong West Coast influence, highlighted by stone accents, rich wood elements, exposed beams, and a welcoming covered front porch
- Ideally positioned on one of the most desirable lots on the street, offering exceptional privacy with only one neighboring property and located on a quiet cul-de-sac
- South-facing backyard backing onto Walroy (Hidden) Lake, surrounded by mature landscaping, natural rock features, and tranquil scenic views
- Thoughtfully designed interior with spacious rooms, abundant storage, and a functional layout enhanced by a winding staircase connecting both levels
- Warm and inviting great room anchored by a floor-to-ceiling rock fireplace with custom built-ins and large windows capturing lake views
- Open-concept kitchen and dining areas designed for everyday living and entertaining, complemented by rich Brazilian cherry cabinetry and quality appliance package
- Seamless indoor-outdoor living with a covered upper deck featuring Duradek surface, iron railings, ceiling fan, built-in speakers, and gas BBQ hookup
- Walk-out lower level offering excellent flexibility with a spacious family room, full kitchenette, and direct access to the covered patio and backyard
- Lower outdoor living includes a stamped concrete patio with recessed lighting, hot tub, outdoor shower, and easy access to both upper deck and yard
- Beautifully landscaped grounds with mature trees, boulders, walkways, and irrigation, creating a private lakeside retreat
- Front exterior features a paver stone driveway with parking for four, RV parking options, and a covered stamped concrete porch ideal for relaxing
- Double garage with additional side access and practical layout
- Versatile lower-level spaces including workshop with exterior access, built-in work areas, and a large storage room with walk-in safe and ideal wine storage conditions
- Perfectly located offering lakeside tranquility while remaining close to schools, the airport, walking trails, and all essential amenities

Main Level

Kitchen

- Tile flooring with a seamless open-concept design connecting to the dining area and great room
- Generous central island finished with granite countertop, seating for three, and elegant pendant lighting
- Under-mount stainless steel sink paired with a complementary tile backsplash
- Rich Brazilian cherry cabinetry and millwork, adding warmth and timeless character
- Walk-in pantry with custom built-ins and temperature-controlled storage
- Premium appliance package including KitchenAid refrigerator & dishwasher, Wolf gas cooktop, and KitchenAid combination wall oven with microwave
- Oversized windows framing beautiful lake views and filling the space with natural light
- Sliding glass door providing direct access to the upper deck, ideal for indoor-outdoor entertaining

Dining

- Tile flooring continuing from the kitchen, enhancing the seamless open-concept layout
- Surrounded by large windows that provide natural light and capture scenic outdoor views
- Ideally positioned open to both the kitchen and great room, creating an inviting space for everyday dining and entertaining

Great Room

- Tile flooring in this warm and inviting gathering space
- Impressive floor-to-ceiling rock fireplace with wood mantel and gas insert
- Custom built-in shelving flanking the fireplace, ideal for display and storage
- Windows on either side of the fireplace add natural light and architectural balance
- Large picture window capturing serene lake views and over look the outdoor patio

Laundry

- Tile flooring for durability and easy maintenance
- Built-in upper and lower cabinetry in a soft white shaker style
- Full-size LG front load washer and dryer
- Large window providing natural light
- Wainscoting detail adds a pleasing element

Two Bedrooms

- Primary Bedroom features plush carpeting, large windows with lake views, dual walk-in closets with custom built-ins, a 4-piece ensuite and direct access to outside deck space
- A second bedroom features, soft carpeting, large windows with front yard views

Two Full Bathrooms

- 4-piece primary ensuite features heated tile flooring, shaker style cabinetry, a vanity with granite countertop and under-mount sink, a large wall mounted vanity mirror, a soaker tub with tile surround and a fully tiled walk-in shower
- The 3-piece bathroom features heated tile flooring, shaker style cabinetry, a large vanity with granite countertop and under-mount sink, integrated mirror lighting, and a fully tiled walk-in shower with a built-in bench

Lower Level

Family Room

- Combination tile and slate flooring defines this comfortable living space
- Bright and inviting with large windows capturing lake views
- Sliding door walk-out access to the lower patio
- Built-in window bench seating with integrated storage
- Cozy electric stove adds warmth and ambiance
- Convenient kitchenette, ideal for guests or extended living

Kitchenette

- Slate flooring, upper and lower cabinetry provide ample storage
- Stainless steel sink with tile backsplash
- Functional appliance package including Frigidaire electric stove, Dishwasher, Danby refrigerator, and Broan hood fan
- Ideal for entertaining or perfectly suited for in-law or guest accommodation

Two Bedrooms

- The first bedroom features soft carpeting, large south-facing windows with lake views, a double door closet with built-in storage
- The second bedroom features carpet flooring, an illuminating side window and a double door closet with built-in storage

Full Bathroom

- 4-piece bathroom features tile flooring, a vanity with drop-in sink, and a tub/shower combination with tile surround

Workshop/Bonus Room

- Functional workspace with concrete flooring, ideal for projects and storage
- Oversized access door to the backyard, accommodating larger items
- Built-in cabinetry with stainless steel sink for added convenience
- Dedicated workbench areas for tools and projects
- South-facing window bringing in natural light
- Flexible space, currently outfitted with gym equipment





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