



3593 LANDIE ROAD, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



3593 LANDIE ROAD, KELOWNA

Perfectly positioned in Kelowna's sought-after Lower Mission, this 5-bedroom, 4-bath home with dedicated office offers an exceptional blend of family living and future potential. Set on a large pool-sized lot in an area transitioning under new TS1 zoning, the property presents exciting redevelopment and investment opportunities. Partially renovated, it features beautifully updated spaces with room to further personalize and add value.

The main level is designed for everyday living with a bright kitchen featuring 2020 Norelco cabinetry, quartz countertops, large island, and premium KitchenAid and Bosch appliances. Multiple living and dining areas, a gas fireplace, built-in breakfast nook, laundry, and dedicated office provide outstanding flexibility.

Upstairs, the renovated primary retreat showcases wide-plank hardwood, shiplap detailing, French doors to a private deck, custom walk-in closet with second laundry, and a spa-inspired ensuite with marble tile, freestanding tub, dual vanities, and walk-in shower. Three additional bedrooms, bonus room, and full bath complete the upper level.

A detached shop/oversized garage is a standout feature with soaring ceilings, epoxy floors, 100-amp service, wet bar, and 2-piece bath, ideal as a workshop, gym, studio, or potential future suite (buyer to verify).

Mature landscaping, covered outdoor living, and abundant parking complete this versatile property close to beaches, schools, shopping, and recreation.

DETAILS

Address	3593 Landie Road, Kelowna, BC, V1W 3E6	Bedrooms	5
City	Kelowna	Bathrooms	4
		Finished Area	3,892 Sq. Ft.

SPECIFICATIONS

Lot Size	0.41 Acres	Zoning	TS1
Water	Municipal	Legal Description	LOT 10, PLAN KAP19298, DISTRICT LOT 134, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Landscaped, Near Park, Near Golf Course, Near Public Transit, Sprinklers in Ground, Level		

BUILDING FEATURES

Finished Area	3,892 Sq. Ft.	Fireplace	4 Fireplaces (Gas, Decorative)
Year Built	1972	Parking	3 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame, Fiber Cement, Brick
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony, Private Yard, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, Pantry, Central Vacuum, Instant Hot Water	Basement	Full, Walkout, Partially Finished

ROOM SIZES

Main Level

Utility Room: 7'4" x 7'0"
Utility Room: 4'11" x 4'8"
Pantry: 6'7" x 9'3"
Family Room: 27'5" x 14'7"
Laundry: 7'4" x 5'11"
Kitchen: 15'9" x 12'11"
Recreation: 23'7" x 12'2"
Dining Room: 7'6" x 5'8"
Office: 12'4" x 10'4"
Breakfast Room Nook: 9'1" x 9'3"
Bedroom: 14'8" x 10'1"
4-Piece Bathroom: 7'9" x 10'1"
4-Piece Bathroom: 7'4" x 5'1"

Second Level

Primary Bedroom: 15'5" x 15'1"
Living Room: 27'6" x 16'1"
Family Room: 23'5" x 23'0"
Bedroom: 13'10" x 12'8"
Bedroom: 9'2" x 10'1"
Bedroom: 10'6" x 14'10"
Bonus Room: 9'2" x 12'10"
6-Piece Bathroom: 10'5" x 10'2"
5-Piece Ensuite Bath: 8'8" x 15'11"



















3593 Landie Rd, Kelowna, BC

Main Exterior Area 1729.55 sq ft
 Interior Area 1625.92 sq ft
 Excluded Area 726.43 sq ft



PREPARED: 2026/05/22



While regions are excluded from total floor area in iGUE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3593 Landie Rd, Kelowna, BC

Upper Level Exterior Area 2162.28 sq ft
 Interior Area 2034.60 sq ft
 Excluded Area 34.24 sq ft



PREPARED: 2026/05/22



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3593 Landie Rd, Kelowna, BC

Detached Shop Interior Area 794.83 sq ft



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PREPARED: 2026/05/22



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.



EXCEPTIONAL FEATURES

- 3,892 sq. ft. residence offering 5-bedrooms and 4-bathrooms on a rare 0.41-acre Lower Mission property
- Newly adopted TS1 zoning creates long-term redevelopment potential while allowing immediate enjoyment of the existing home
- Continue the current renovation vision or secure the property as a strategic future investment opportunity in one of Kelowna's most sought-after neighbourhoods
- Extensive renovations showcase custom millwork, premium Norelco cabinetry, designer fixtures, custom window coverings, and thoughtful finishing selections throughout
- Detached 795 sq. ft. shop featuring a 20 ft ceiling height, a large overhead garage door, a kitchenette, two-piece bathroom, office space, and multiple options for a studio, gym, business, or hobby use
- Private, fully landscaped backyard with mature trees, expansive lawn space, covered outdoor living areas, underground irrigation, and ample room for entertaining
- Double car garage and additional parking for six + vehicles, plus space for recreational vehicles, boats, trailers, or future development staging
- Ideally located in the heart of Lower Mission, close to schools, shopping, beaches, recreation, and everyday amenities

Inclusions

- KitchenAid gas range
- KitchenAid wall oven
- KitchenAid microwave
- Elica hood fan
- KitchenAid refrigerator
- Bosch dishwasher
- LG washer
- LG dryer
- LG refrigerator

Mechanical

- Rheem and Amana furnaces
- Rheem A/C
- Rinnai and Navien hot water on demand
- 3 x 100-amp service panels
- Underground irrigation system

MAIN LEVEL

Kitchen

- Extensively renovated custom kitchen showcases premium Norelco cabinetry in a two-tone palette of natural wood and soft white shaker finishes, complete with soft-close drawers and cabinetry
- Expansive central island features a white matte quartz countertop, seating for four, statement pendant lighting, and abundant storage
- Matte grey perimeter countertops, shiplap detailing, and thoughtful finishing selections create a warm, timeless aesthetic
- Professional appliance package includes a KitchenAid gas range, KitchenAid wall oven and microwave, Elica hood fan, paneled KitchenAid refrigerator, and Bosch paneled dishwasher
- Sliding glass doors provide seamless access to the covered patio and backyard entertaining areas

Nook

- Charming breakfast nook is surrounded by east-facing bay windows overlooking the backyard
- Custom built-in banquette seating, shiplap detailing, pendant lighting, and arched entryway create a welcoming space for casual dining and morning coffee

Butler's Pantry

- Beautifully appointed butler's pantry offers extensive white shaker cabinetry, quartz countertops, under-mount prep sink, display shelving, and additional refrigerator space
- Window overlooking the side yard and custom millwork details enhance both function and design

Recreation Room

- Positioned adjacent to the kitchen, this spacious gathering area is prepared for the next phase of renovation and offers an excellent opportunity to personalize finishes to suit your style
- Large bay window frames views of the front yard while filling the room with natural light throughout the day
- Shiplap feature wall and corner gas fireplace provide warmth and character, creating an inviting setting for family gatherings and entertaining

Dining Room

- The dining area features a striking reclaimed wood feature wall that adds warmth and texture to the space
- Sliding glass doors open directly to the covered patio, creating effortless indoor-outdoor entertaining

Family Room

- Spacious family room offers flexibility for everyday living and entertaining
- Floor-to-ceiling decorative fireplace with white painted brick surround serves as a focal point within the space
- Southwest-facing window captures natural light and views of the front yard, while double-door storage closets provide practical organization

Laundry Room

- Functional laundry room features tile flooring, quartz countertops, under-mount wash sink, and additional storage cabinetry
- Window overlooking the backyard provides natural light, complemented by custom blind coverings and shiplap ceiling detail
- LG full-size stacking washer and dryer included

Bedroom

- The bedroom features wood flooring, a front-yard facing window with wood blinds, elegant pendant bedside lighting, and a double-door closet with custom built-in organizers

Office

- Home office features laminate flooring, a front-facing window, and excellent flexibility for use as a bedroom, craft room, or workspace

Two Bathrooms

- 4-piece ensuite features tile flooring, custom Norelco shaker-style vanity with soft-close cabinetry, white quartz countertop, modern wainscoting, designer wall coverings, tub/shower combination with tile surround, and convenient pocket-door access to the guest bedroom
- 4-piece bathroom features a single vanity with moulded sink, tub/shower combination with tile surround, and privacy-glass window for natural light

Upper Level - Living Room

- Spacious living room is filled with natural light from a large southwest-facing picture window showcasing mountain views and the front landscape
- Central decorative fireplace with white brick surround creates a welcoming focal point for conversation and relaxation
- Direct access to the upper deck extends the living space outdoors capturing views of the surrounding neighbourhood
- Positioned at the centre of the upper level, the living room is envisioned as part of the home's continuing renovation plan

Upper Level - Family Room

- Floor-to-ceiling stone gas fireplace creates a dramatic focal point, complemented by custom built-in cabinetry with soft-close storage
- Large southwest-facing windows frame mountain and front-yard views while filling the room with natural light
- Original renovation concepts contemplated opening this space to the adjacent living room, creating an exceptional open-concept entertaining area

Upper Level - Four Bedrooms

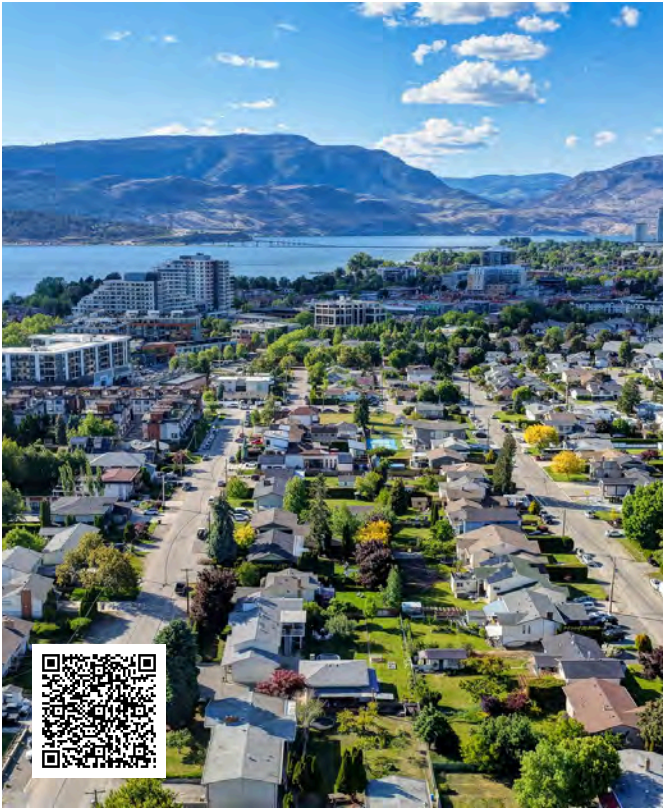
- The primary bedroom features wide-plank white oak hardwood flooring, shiplap ceiling detailing, French doors opening to the upper deck, a walk-in dressing room with built-in cabinetry, a secondary LG stacking laundry, and a 5-piece ensuite
- The second bedroom features carpet flooring, shiplap ceiling detail, decorative wood feature wall, a built-in desk, a custom closet with built-ins, and views overlooking the backyard
- The third bedroom features laminate flooring, two front-facing windows, closet storage, and offers an excellent opportunity for future renovation
- The fourth bedroom features carpet flooring, shiplap ceiling detail, decorative wood feature wall, a built-in desk, a custom walk-in closet with built-ins, and views overlooking the backyard

Upper Level - Two Bathrooms

- 5-piece primary ensuite features herringbone marble tile flooring, custom-height Norelco vanities with quartz countertops, under-mount sinks, decorative tile backsplash, freestanding soaker tub with floor-mounted faucet, elegant chandelier lighting, fully tiled walk-in shower with two soft-brass shower systems, privacy toilet, and custom window coverings
- 6-piece bathroom features mosaic tile flooring, separate single and double vanity areas with marble countertops and under-mount sinks, decorative wallpaper accents, custom wainscoting, soft brass hardware, built-in linen cabinetry, privacy toilet, and tub/shower combination with full tile surround

LOCATION





*Where Location Meets
Opportunity*
In the Heart of Lower Mission

This partially renovated home is ready for your finishing touches. Just steps from Gyro Beach, local restaurants, parks, and all the amenities that make this one of Kelowna's most sought-after neighbourhoods.

— Sherry Truman

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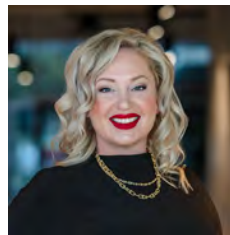
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