



328 LOCHVIEW ROAD, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



328 LOCHVIEW ROAD, KELOWNA

Set on 6.7 acres above the shimmering waters of Okanagan Lake, this peaceful and private waterfront retreat showcases a west-coast, Japanese-inspired design with unobstructed lake and mountain views.

Walls of glass and heated floors create effortless indoor-outdoor living, drawing the shifting light, sunsets and surrounding landscape into everyday life. The lake-view kitchen with quartz countertops and professional stainless-steel appliances is ideal for both quiet mornings and generous entertaining, flowing easily to the dining area and covered lakeview patio.

The main-floor primary suite enjoys direct deck access, a generous walk-in closet and a tranquil ensuite with soaker tub and walk-in shower, offering a serene place to unwind.

A bright walk-out lower level opens to family and media space, three bedrooms, two bathrooms, climate-controlled wine room and an exercise room with endless lap pool.

Outside, exposed aggregate patios, meandering flagstone walkways, ponds with waterfalls, hot tub, irrigated gardens and a fenced vegetable plot blend into the natural Ponderosa pines, glacial slopes and pebble shoreline, while a private tram carries you down to a tranquil beach at the water's edge.

A three-car garage with large view windows, sealed floor and 240V charging station adds practical comfort. The lower level of the garage is fully wired, heated and plumbed, offering excellent potential for a wonderful guest house.

DETAILS

| | | | |
|----------------|---|----------------------|---------------|
| Address | 328 Lochview Road, Kelowna, BC, V1V 1G8 | Bedrooms | 4 |
| City | Kelowna | Bathrooms | 5 |
| | | Finished Area | 5,044 Sq. Ft. |

SPECIFICATIONS

| | | | |
|-------------------|--|--------------------------|--|
| Lot Size | 6.7 Acres | Zoning | RU1 |
| Water | Municipal | Legal Description | LOT 2 SECTIONS 7 & 8 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 41162 |
| Sewer | Septic Tank | Ownership | Freehold, Fee Simple |
| Features | Central Business District, Landscaped, Near Park, Views, Private, Waterfront, Sprinklers in Ground, Dead End, Many Trees | | |
| View | Lake, Mountains, Water, Panoramic | | |
| Waterfront | Lake, Lakefront, Waterfront | | |

BUILDING FEATURES

| | | | |
|--------------------------|--|--------------------------|---|
| Finished Area | 5,044 Sq. Ft. | Fireplace | 2 Fireplaces (Wood Burning) |
| Year Built | 2010 | Parking | 3 Garage Spaces Garage, Detached, Open |
| Storeys | 2 | Construction | Stone, Stucco, Wood Frame |
| A/C | Wall Units, Geothermal | Foundation | Concrete Perimeter |
| Heating | Geothermal, Radiant Floor | Exterior Features | Balcony, Private Yard, Garden, Sprinkler System, Hot Tub, Storage |
| Interior Features | Kitchen Island, High Ceilings, Central Vacuum, Wet Bar | Basement | Full, Finished, Walkout |

ROOM SIZES

Main Level

Pantry: 10'0" x 8'1"
Office: 8'10" x 11'2"
Living Room: 29'3" x 31'5"
Laundry: 18'6" x 18'2"
Kitchen: 15'8" x 17'10"
Foyer: 9'5" x 5'7"
Dining Room: 7'3" x 14'11"
Primary Bedroom: 17'11" x 13'0"
6-Piece Ensuite Bath: 18'0" x 18'5"
2-Piece Bathroom: 7'2" x 2'11"
2-Piece Bathroom: 8'6" x 8'4"

Lower Level

Breakfast Room Nook: 11'5" x 13'3"
Utility Room: 22'3" x 8'6"
Nook: 13'3" x 17'11"
Exercise Room: 17'9" x 20'4"
Family Room: 27'6" x 20'3"
Bedroom: 14'6" x 13'2"
Bedroom: 15'3" x 17'3"
Bedroom: 13'0" x 15'0"
4-Piece Bathroom: 14'5" x 6'1"
3-Piece Bathroom: 8'3" x 10'2"



























328 Lochview Rd, Kelowna, BC

Main Floor Exterior Area 2641.57 sq ft
Interior Area 2499.87 sq ft

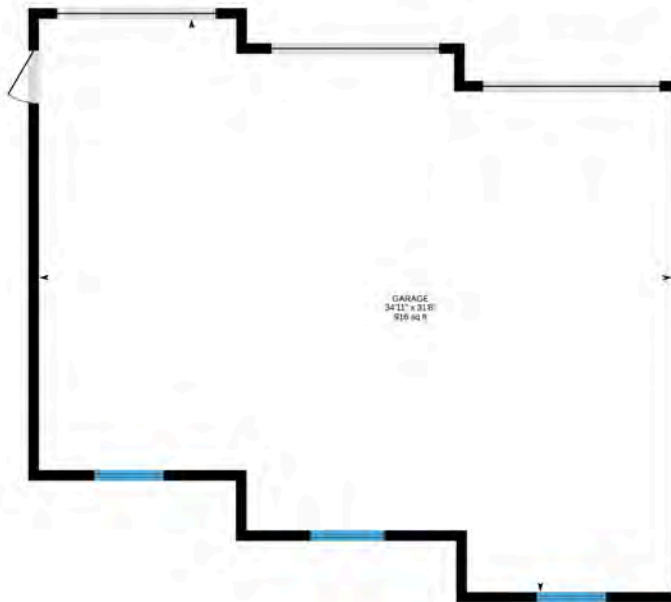


PREPARED: 2026/05/02

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.

328 Lochview Rd, Kelowna, BC

Detached Garage Excluded Area 916.39 sq ft



PREPARED: 2026/05/02

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.

328 Lochview Rd, Kelowna, BC

Lower Level (Below Grade) Exterior Area 2402.73 sq ft
 Interior Area 2255.17 sq ft
 Excluded Area 155.25 sq ft



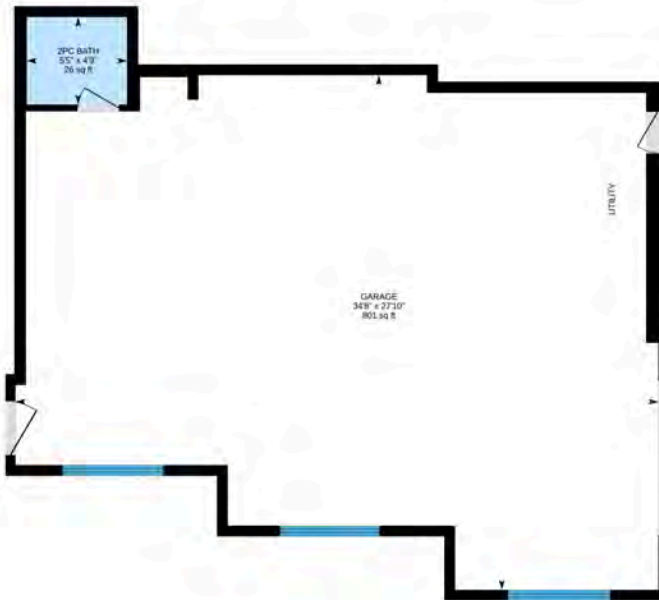
PREPARED: 2026/05/02



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.

328 Lochview Rd, Kelowna, BC

Garage Lower Level (Below Grade) Interior Area 25.62 sq ft
 Excluded Area 801.93 sq ft



PREPARED: 2026/05/02



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

- Contemporary Japanese-inspired estate with strong West Coast architectural influence, blending natural stone, solid fir beams, vertical grain fir soffits, and walls of window that create the sense of being connected to the surrounding landscape
- Positioned on 6.7 private acres in a coveted southwest-facing setting with unobstructed panoramic views of Okanagan Lake and the surrounding mountains
- Approximately one-third of the property remains preserved in undisturbed Ponderosa Pine forest, creating a peaceful, park-like setting with exceptional privacy in a natural setting
- Front entry is framed by a dramatic 640 sq. ft. stone and fir beam portico with a custom-crafted clear fir front door, exposed aggregate approach, and a maple tree-lined driveway
- Exterior acrylic stucco was thoughtfully selected to reflect the natural tones of the surrounding glacial silt landscape, seamlessly integrating the home into its environment
- Full walkout rancher design with soaring ceiling heights, walls of glass, and 12' folding door systems that create a seamless indoor-outdoor living experience throughout the home
- Heated porcelain tile flooring spans both levels, complemented by solid wood interior doors, custom ash wood staircase detailing, Kettle Valley dacite stone feature walls, and extensive custom millwork throughout
- Expansive stamped concrete upper terrace extends the full width of the home with peaked rooflines, wood ceiling inlays, recessed lighting, frameless glass railings, and uninterrupted lake and mountain views designed for elevated outdoor entertaining
- Resort-inspired backyard features manicured lawns, irrigated gardens, dramatic flagstone pathways, two waterfall ponds, landscape lighting, covered lounge areas, and multiple sun-filled patio spaces overlooking the lake
- Custom gazebo with 120V electrical service provides a versatile outdoor retreat surrounded by mature landscaping and tranquil water features
- Private hot tub positioned to capture panoramic lake and mountain views offers a spa-like experience immersed in nature
- Covenant-protected slope extends from the property toward a private pebble beach accessed by tram, creating a rare waterfront experience with a rugged West Coast feel and ideal Kokanee trout spawning conditions
- Fully irrigated grounds feature mature coniferous and deciduous trees, roses, gooseberries, day lilies, and enclosed raised vegetable garden beds protected by a 12-foot wildlife fence
- Three-bay garage, workshop below, EV charging station, and suspended slab construction provides exceptional flexibility for car collectors, hobbyists, or future expansion opportunities
- Lower-level workshop is heated, plumbed, and wired for potential future conversion into a separate residence with private access
- Private oasis setting offers direct proximity to Lochview Trail while remaining only minutes from Kelowna's amenities, wineries, golf courses, and waterfront recreation

Inclusions

- Gaggenau refrigerator/freezer
- Gaggenau built-in double ovens
- Thermador induction cooktop with retractable vent
- Panasonic built-in microwave
- LG dishwasher
- Samsung front-load washer
- Samsung front-load dryer

Mechanical

- 2 x Geosmart Premium geothermal heating and cooling systems
- Carrier mini-split condenser units
- Backup geothermal tank
- TekmarNet 4 radiant floor control thermostats
- 200-amp main electrical service
- 100-amp subpanel
- 2 x new AO Smith hot water tanks
- DSC security system
- Broan central vacuum system
- Lifebreath HRV ventilation system

MAIN LEVEL

Entry

- The grand entry foyer features heated porcelain tile flooring, soaring ceiling heights, two solar tubes for natural light and a custom solid fir front door with sidelights and transom window
- A dramatic two-storey Kettle Valley dacite stone feature wall is complemented by frameless glass guardrails and a custom ash staircase leading to the lower level

Kitchen

- The kitchen serves as the heart of the home, thoughtfully designed as a gathering space where family and guests come together around the oversized central island while taking in panoramic lake views with seamless indoor-outdoor connectivity
- Oversized island with walnut-accented drawers, prep sink and raised seating bar, complemented by a dedicated coffee station, touch-sensitive faucets and stunning pendant lighting
- Features include heated porcelain tile flooring, 11-foot peaked ceilings, two-tone European-style soft-close cabinetry, white quartz countertops, full-height Brazilian quartz backsplash and sensor undercabinet lighting

Dining

- The dining area is positioned to fully embrace the home's spectacular southwest-facing views, creating an exceptional setting for family dinners or large-scale entertaining
- Expansive 12-foot folding/sliding glass doors opens to the upper deck with access to the outdoor terrace
- Features include heated porcelain tile flooring, peaked ceilings, a custom built-in buffet and servery with white quartz countertops, pass-through connection to the living area, and a custom glassware display cab

Living

- The living room features heated porcelain tile flooring, soaring 13-foot peaked ceilings, a dramatic floor-to-ceiling Kettle Valley dacite stone faced wood-burning fireplace with concrete hearth and wood mantel
- A second wall of windows with 12-foot folding/sliding glass doors frames breathtaking lake and mountain views connecting the interior to the outdoor living spaces

Study

- The spacious study features heated porcelain tile flooring, double glass French door entry, large front-facing windows, and ample space for two work stations, a bright and functional executive office environment

Laundry/Mudroom

- The laundry and mudroom area feature heated porcelain tile flooring, extensive custom cabinetry with glass-front stainless-steel frames, white quartz countertops and backsplash, and a large stainless-steel sink with touch-sensitive faucet
- Dedicated dog wash station with built-in dog den creates a convenient, pet-friendly space for grooming, cleaning, and everyday organization
- Direct exterior access adds practicality for active lifestyles, pets, outdoor recreation, and easy transition from outside activities into the home

Primary Bedroom

- The primary bedroom features heated concrete flooring, wall-mounted Carrier mini-split cooling unit, expansive windows framing panoramic lake and mountain views, access to the upper terrace, spacious walk-in closet with custom built-ins, and luxurious 6-piece ensuite

Three Bathrooms

- 6-piece primary ensuite features heated porcelain tile flooring, two separate vanities with white quartz countertops and soft-close wood cabinetry, integrated vanity lighting, oversized built-in soaker tub with quartz surround, expansive walk-in shower with quartz enclosure and stone detailing, stainless steel multi-jet shower tower with rainfall feature, electric towel warmer, and multiple windows capturing panoramic lake and mountain views
- 2-piece bathroom features heated tile flooring, a moulded porcelain sink vanity, and a window with a lake view
- 2-piece powder room features heated tile flooring, custom curved vanity with vessel sink, and front-facing window providing natural light

Lower Level - Family Room/Nook

- The lower-level family room is designed as a relaxed gathering space for entertaining, quiet evenings, or extended guest stays, with generous room for multiple seating and lounging areas
- Features include heated tile flooring, a dramatic floor-to-ceiling Kettle Valley dacite stone wood-burning fireplace with curved concrete hearth mirroring the architectural fireplace above, creating a warm visual impact
- Expansive folding/sliding glass doors open seamlessly to the covered patio, while multiple lakeview windows capture the natural light and panoramic views
- The adjoining nook and entertaining area feature a built-in wet bar cabinetry with white quartz countertops and backsplash, undermount stainless steel bar sink, upper cabinetry storage, and dedicated plumbing and wiring for future customization

Lower Level - Theatre Room

- The theatre and media space features heated tile flooring, surround sound wiring, in-ceiling speakers, and a built-in wet bar with quartz countertops and undermount sink for convenient entertaining
- A climate-controlled 200-bottle wine cellar is accented by a dramatic rock feature wall, creating a striking focal point and refined showcase for wine collection and storage

Lower Level - Exercise Room

- The dedicated fitness studio creates a true wellness retreat experience with expansive southwest-facing lake and mountain views
- Features include heated tile flooring, an endless lap pool, in-ceiling speakers, and an engineered independent ventilation system designed for year-round comfort and performance
- Custom built-in cabinetry and benches provide functional storage and organization while enhancing the clean, spa-inspired aesthetic of the space

Lower Level - Three Bedrooms

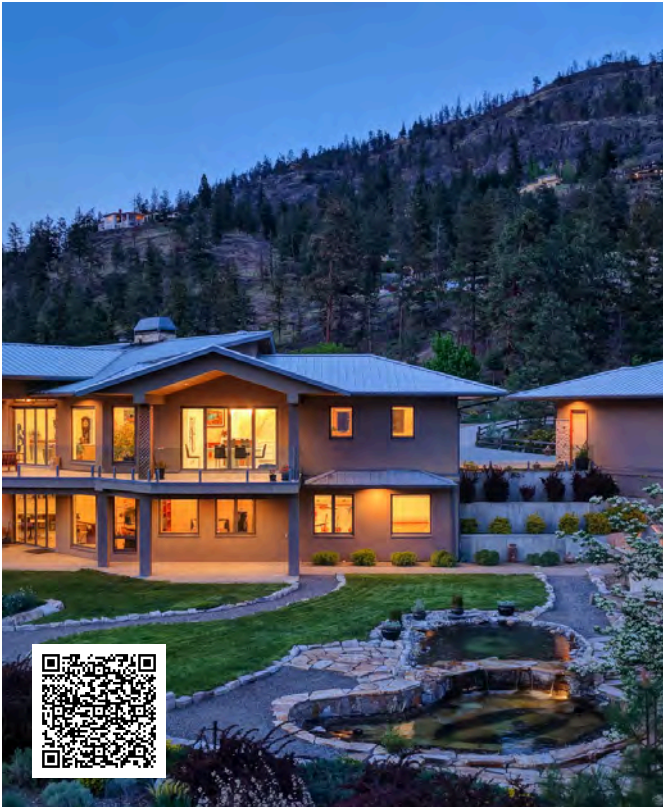
- The first bedroom features heated tile flooring, large northwest-facing windows capturing lake and mountain views, in-ceiling speakers, and double-door closet with custom built-ins
- The second bedroom features two large windows with lake and mountain views, in-ceiling speakers, and three double-door closets with custom built-ins and motion-sensor lighting
- The third bedroom features heated tile flooring, large southwest-facing windows, a double-door closet with custom built-ins and motion-sensor lighting

Lower Level - Two Full Bathrooms

- 3-piece bathroom features tile flooring, window, floating vanity with white quartz countertop and drop-in sink, wall-mounted vanity mirror, custom storage cabinetry, and spacious walk-in shower
- 4-piece bathroom features heated tile flooring, a floating vanity with white quartz countertop, a drop-in sink, an additional storage cabinet, tub/shower combination, heated towel rack, and spacious layout designed for family and guest comfort

LOCATION





Rare to Find A Property That Offers

This Level of Privacy and Scale

With a connection to the water all at once, especially on 6.7 Acres. Altogether, it creates a lifestyle that feels both peaceful and elevated, with a true sense of escape while still being moments from the everyday conveniences of the city.

— Jane Hoffman

Follow Jane Hoffman Realty

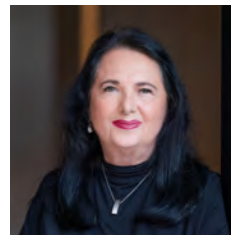


JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



JANE HOFFMAN
Personal Real Estate Corporation

250-862-7800
jane@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com