

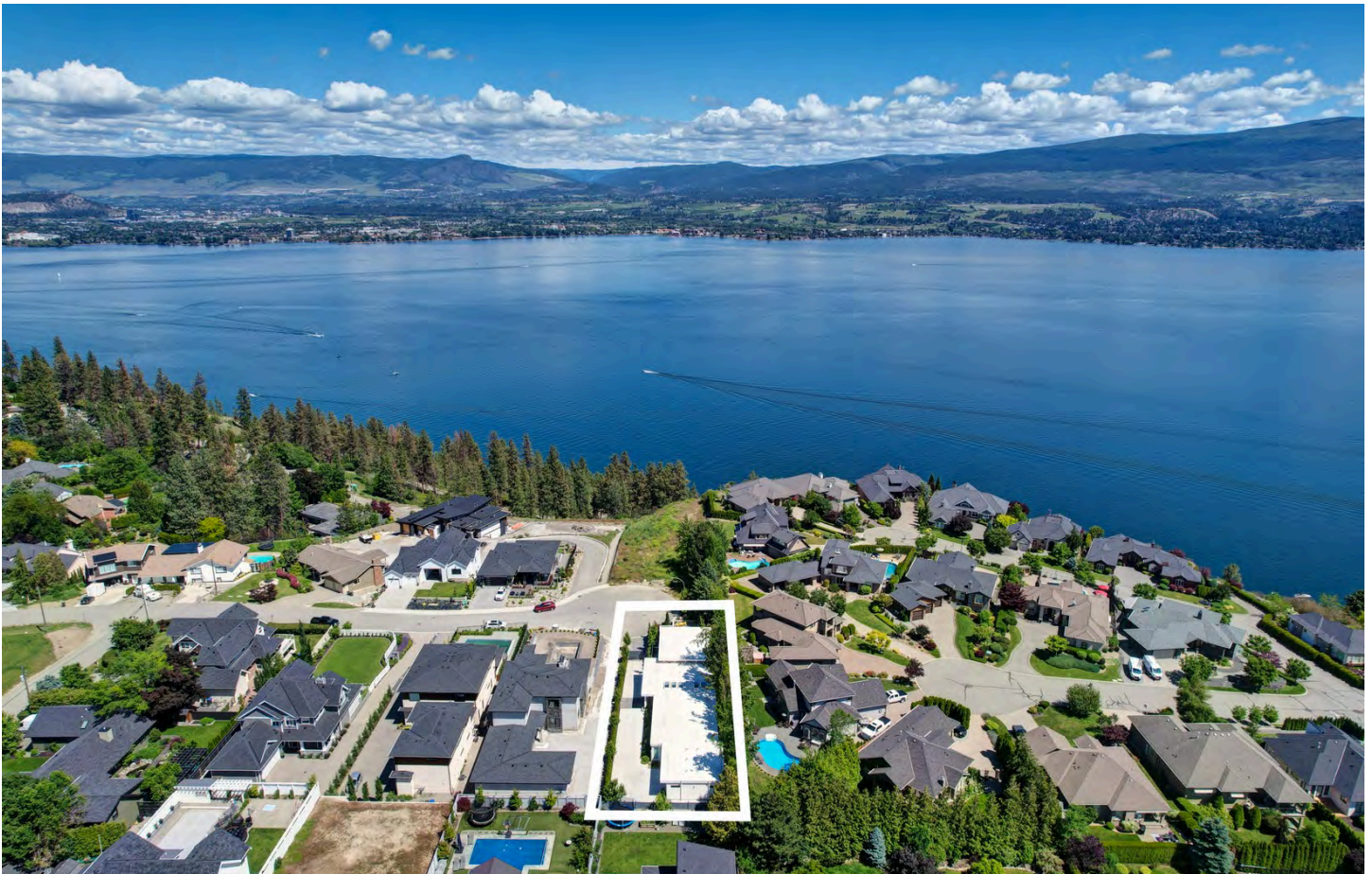


3052 WALES ROAD, WEST KELOWNA

Presented by
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Real Estate Professional



JANE HOFFMAN
REALTY



3052 WALES ROAD, WEST KELOWNA

An architectural mid-century modern gem on a quiet West Kelowna cul-de-sac, this home captures panoramic views of Okanagan Lake and the mountains. Designed for resort living, it offers 2 bedrooms, 3 baths, terrazzo-look floors, 8-foot wood doors with crystal knobs, and floor-to-ceiling windows that connect indoors and out. Beyond a gated driveway, the low-maintenance property features irrigated landscaping, parking for eight plus RV/boat space and an oversized heated double garage.

Inside, the great room with 12-foot ceilings showcases a gas fireplace and curved quartz bar. The sleek white kitchen centers on a quartz island for eight, tangerine pendant lighting and premium Bosch and Samsung appliances plus a bonus coffee room! The bright foyer, family room and primary bedroom open onto the private courtyard.

The primary suite features a dream walk-through closet and spa inspired ensuite with heated floors, double floating vanities and a freestanding tub. The second bedroom features closet organizer plus a private en-suite bath as well! Stylish guest powder off entry hall. A remodeled lower-level recreation room adds flexible space for movie nights, gym or office, plus adjacent storage.

The inner private courtyard is a south-facing oasis with a fire table, water features, skylights and a motorized blind. The lake-view yard completes the Palm Springs vibe with a 12 x 24 ft. heated plunge pool, hot tub, turf, and tiered gardens. Truly a magnificent and meticulously kept, one-of-a-kind property!

DETAILS

Address	3052 Wales Road, Kelowna, BC, V1Z 0A1	Bedrooms	2
City	West Kelowna	Bathrooms	3
		Finished Area	3,528 Sq. Ft.

SPECIFICATIONS

Lot Size	0.31 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 8 DISTRICT LOT 1934 OSOYOOS DIVISION YALE DISTRICT PLAN EPP67384
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Easy Access, Landscaped, Near Park, Paved, Views, Private, Sprinklers in Ground, Level, Culdesac		
View	Lake, Mountains, Water		

BUILDING FEATURES

Finished Area	3,528 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2019	Parking	2 Garage Spaces Attached, Garage
Pool	Pool, In Ground, Outdoor, Equipment, Heated	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Private Yard, Sprinkler System, Hot Tub
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Air Filtration	Basement	Finished

ROOM SIZES

Main Level

Primary Bedroom: 14'0" x 15'1"
Laundry: 14'11" x 16'0"
Kitchen: 21'1" x 18'0"
Family Room: 12'9" x 13'0"
Dining Room: 7'10" x 11'9"
Bedroom: 15'3" x 12'0"
Pantry: 7'2" x 6'4"
5-Piece Ensuite Bath: 15'3" x 14'5"
3-Piece Ensuite Bath: 11'6" x 5'11"
2-Piece Bathroom: 7'1" x 5'9"

Lower Level

Workshop: 11'2" x 23'9"
Utility Room: 7'4" x 17'10"
Storage Room: 7'4" x 17'10"
Recreation: 12'0" x 43'9"







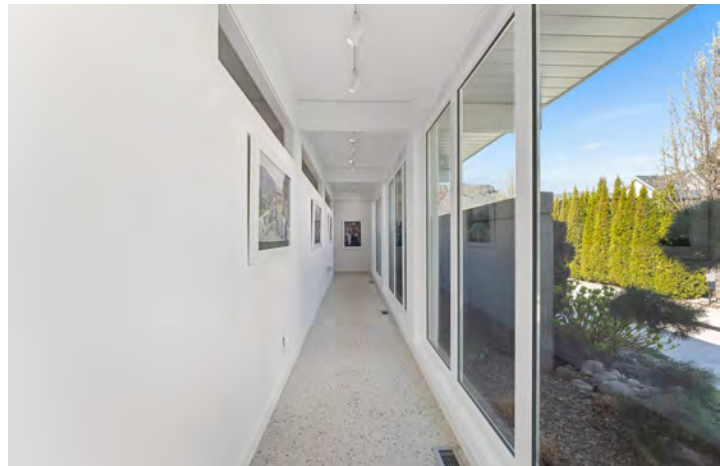




















EXCEPTIONAL FEATURES

- Resort-inspired residence showcasing a distinctive Palm Springs / Mid-Century Modern design, offering 3,528 sq. ft. of living space with 3 bedrooms and 3 bathrooms, set on a private 0.31-acre lot
- Bright and airy main living spaces with 12' ceilings, floor-to-ceiling windows, and multiple skylights creating an abundance of natural light throughout
- Seamless indoor-outdoor living with expansive sliding glass doors connecting the great room, dining, and bar areas directly to the poolside and courtyard spaces
- Private inner courtyard designed as a central architectural feature, offering a south-facing retreat with fire table, water features, skylights, and integrated audio
- Stunning backyard oasis featuring a 12' x 24' in-ground plunge pool, 4-person hot tub, and panoramic views of Lake Okanagan and surrounding mountains
- Professionally landscaped grounds with tiered design, mature trees, cedar hedging, and multiple outdoor lounging and dining areas
- Covered outdoor living spaces enhanced with recessed lighting and built-in speakers, ideal for both daytime relaxation and evening gatherings
- Chef-inspired kitchen with oversized island, premium Bosch appliances, statement lighting, and direct connection to both indoor and outdoor entertaining areas
- Custom bar and entertaining zone with curved design, integrated lighting, beverage appliances, direct access to the pool deck
- Luxurious primary retreat with courtyard access, spa-inspired ensuite, heated floors, freestanding tub and designer finishes including a feature chandelier
- White terrazzo-style flooring throughout main living areas, complemented by 8' solid wood doors, refined hardware details, and architectural concrete feature walls carried throughout key spaces including the powder room
- Gated property with LiftMaster entry system, long private driveway, and parking for up to eight vehicles including space for RV or boat storage
- Oversized heated double garage with polished concrete floors, dual access points, and functional design for everyday living
- Quiet cul-de-sac location with only one neighboring property, offering a rare sense of privacy while maintaining proximity to city amenities

Inclusions

- Samsung induction cooktop with hood vent
- Bosch microwave
- Bosch dishwasher
- Bosch refrigerator
- Fisher & Paykel drawer dishwasher
- Silhouette beverage fridge
- Whirlpool washing machine
- Whirlpool dryer

Mechanical

- York furnace
- York A/C
- 200-amp service
- Navien hot water
- Google Nest thermostats
- Lifebreath air purifier

MAIN LEVEL

Entry

- Bright, welcoming entry flooded with natural light
- Expansive windows and glass entry doors creating an immediate connection to the outdoors
- Direct sightlines to the inner courtyard, setting a tranquil and inviting tone upon arrival
- Multiple skylights enhancing the airy, sun-filled atmosphere
- Large format tile flooring paired with a striking natural concrete feature wall provide a modern architectural statement

Kitchen

- Sleek high-gloss white cabinetry with soft close hardware, delivering a clean, modern aesthetic
- Expansive central island with quartz countertop and seating for eight, ideal for entertaining
- Striking tangerine statement pendants adding a bold pop of personality
- Undermount Blanco sink paired with Riobel faucet
- Fully tiled quartz backsplash for a seamless, polished look
- Under-cabinet lighting enhancing both function and ambiance
- High west-facing transom windows bringing in natural light
- Premium appliance package including Bosch wall oven with speed microwave, Bosch dishwasher, built-in Bosch refrigerator, and Samsung induction cooktop with hood fan

Butler's Pantry

- Dedicated coffee bar and prep space tucked behind a glass panel door
- Custom cabinetry with quartz countertops subway tile backsplash, complemented by a concrete feature wall
- Open wall shelving for display and organization
- Statement chandelier adding character and style
- Undermount stainless steel prep sink with Riobel faucet
- Silhouette professional beverage fridge

Dining

- Bright and open dining space with clean tile flooring
- Soaring 12' ceilings enhancing the sense of volume
- Floor-to-ceiling windows capturing stunning lake and mountain views
- Seamlessly connected to the kitchen and bar area, perfect for entertaining

Great Room

- Open concept design seamlessly connecting kitchen, dining, and outdoor living spaces
- Polished tile flooring enhancing the modern architectural aesthetic
- 12' ceilings creating an airy, expansive feel
- Dramatic wall of east-facing windows framing views of the lake and pool
- Iconic freestanding conical gas fireplace serving as a striking focal point
- Large sliding doors opening directly to the pool deck for true indoor-outdoor living
- Integrated custom bar, perfect for entertaining

Bar

- Stylish curved bar with raised concrete top and seating for six
- Custom teak display shelving with integrated lighting adding warmth and character
- White quartz countertops paired with sleek white cabinetry and soft-close hardware
- Tiled backsplash for a clean, modern finish
- Ideally positioned adjacent to the great room, dining area, and poolside access
- Large windows and sliding glass doors opening to the pool deck
- Undermount stainless steel bar sink with Riobel single-lever faucet
- Premium appliances including Fisher & Paykel drawer dishwasher and Silhouette professional beverage fridge

TV Lounge

- Comfortable tile flooring for a clean, modern feel
- Cozy sitting area ideally located adjacent to the kitchen
- Large sliding glass doors opening to a private inner courtyard
- 9' ceilings creating an intimate yet open atmosphere

Two Bedrooms

- Primary suite features tile flooring, high south-facing transom windows, large east-facing sliding doors opening directly to the outdoor courtyard, warm pendant bedside lighting adding a relaxed, boutique feel, an expansive walk-in closet with custom built-ins and upper transom windows for natural light and airflow, a sliding barn style door with direct access to a luxurious five-piece ensuite
- A second bedroom features tile flooring, south-facing sliding glass doors providing direct access to the central courtyard, a oversized double-door closet with custom built-ins, and a private 4-piece ensuite

Three Bathrooms

- 5-piece spa-inspired ensuite features heated tile flooring, two separate vanities, sleek white flat-front cabinetry with soft-close hardware, quartz countertops with vessel sinks and polished faucets, a fully tiled, oversized walk-in shower with rain and wand shower heads, a freestanding soaker tub with floor-mounted faucet, and a custom built-in makeup desk with dedicated vanity mirror
- 4-piece bathroom features tile flooring, a floating vanity with white flat-front cabinetry, soft-close hardware, a quartz countertop with vessel sink, and a fully tiled walk-in shower
- 2-piece powder room features tile flooring, a vanity with quartz countertop and vessel sink, Riobel single lever faucet

Laundry/Mud Room

- Spacious layout with custom polished white flat-front cabinetry
- Tile backsplash adding subtle texture and detail
- Blanco wash sink with hanging bar
- Dedicated folding area with comfortable counter height
- Built-in bench seating with hooks and overhead shelving
- Large windows bringing in abundant natural light
- Generous closet with custom built-ins for additional storage
- Direct access to the garage for everyday convenience
- Whirlpool front-load washer and dryer

LOWER LEVEL

Recreation Room

- Stylishly remodeled lower-level retreat with distinct mid-century modern character
- Painted concrete floors in signature Palm Springs blue
- Eye-catching 3D sculpted panel feature wall adding architectural depth
- Custom ceiling finish enhancing warmth and texture
- Cozy and private setting ideal for movie nights, office space, fitness, or lounging
- Separate entrance offering flexibility for guests or extended living
- Versatile layout perfect as a private guest retreat or multi-purpose living space

LOCATION



3052 WALES ROAD, WEST KELOWNA



A Real Hidden Gem

Perched on a Quiet Cul-De-Sac

Truly, a one of a kind, classic mid-century modern residence located in the heart of the Central Okanagan. Featuring majestic City Lake and Valley views paired with resort inspired outdoor living space!

— Dean Simonelli

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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



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