



**3501-3000 ARIVA DRIVE, KELOWNA**

**Presented by**

Dean Simonelli  
Real Estate Professional



**JANE HOFFMAN**  
REALTY



### 3501-3000 ARIVA DRIVE, KELOWNA

Welcome to this bright corner PENTHOUSE, offering over 2,200 sq.ft. of luxury indoor/outdoor living space . This 2-bedroom, 2.5-bath + den residence combines refined design with lock & leave convenience. A soaring 14-ft ceiling, transom windows, & expansive southwest-facing glass fill the home with natural light & showcase stunning sunset views.

Truly the brightest unit in the complex! Premium finishes include brushed oak hardwood, marble & quartz surfaces, spa-inspired ensuites, Lutron motorized shades, Ecobee thermostat, Control4 automation, Phantom screens, and motorized outdoor sun/wind screens.

The Chef's kitchen features a dramatic Dekton waterfall island, full-height backsplash, Cambria White Cliff quartz countertops & Silhouette wine cooler.

The primary suite enjoys southwest mountain views, a private balcony, walk-in closet, & luxurious 5-piece ensuite. The guest bedroom offers a walk-in closet and 4-piece ensuite. A bright den, spacious laundry room with sink, and adjoining storage room add everyday functionality.

Enjoy Okanagan indoor/outdoor living from two large balconies. The main lake-view terrace features a Jackson Grille BBQ, infrared heaters, motorized screens, & full height tiled gas fireplace, while the private primary patio captures year-round sunsets.

Resort-style amenities include a bistro, lounges, steam rooms, yoga studio, fitness centre, 60-ft pool, hot tub, cabana, pickleball courts, and bike storage plus two side-by-side underground parking stalls.

DETAILS

|         |                                             |               |               |
|---------|---------------------------------------------|---------------|---------------|
| Address | 3501-3000 Ariva Drive, Kelowna, BC, V1Z 0B3 | Bedrooms      | 2             |
| City    | Kelowna                                     | Bathrooms     | 3             |
|         |                                             | Finished Area | 1,735 Sq. Ft. |

SPECIFICATIONS

|          |                                                                               |                   |                                                |
|----------|-------------------------------------------------------------------------------|-------------------|------------------------------------------------|
| Water    | Municipal                                                                     | Zoning            | PUD                                            |
| Sewer    | Connected                                                                     | Legal Description | UNIT 501 CLSR 112164 WITHIN LOT 897CLSR 111471 |
| Features | Central Business District, Easy Access, Near Park, Views, Near Public Transit | Ownership         | Leasehold, Indigenous Lands                    |
| View     | Lake, Mountains, City, Water                                                  |                   |                                                |

BUILDING FEATURES

|                   |                                                                 |                   |                                                                                     |
|-------------------|-----------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|
| Finished Area     | 1,735 Sq. Ft.                                                   | Fireplace         | 2 Fireplaces (Gas)                                                                  |
| Year Built        | 2023                                                            | Parking           | On Site, Heated, Secured, Parkade Strata Parking Type:LCP - Limited Common Property |
| Storeys           | 1                                                               | Construction      | Stone, Stucco, Wood Frame                                                           |
| Pool              | Pool, In Ground, Outdoor, Heated                                | Foundation        | Concrete Perimeter                                                                  |
| A/C               | Central Air                                                     | Exterior Features | Balcony                                                                             |
| Heating           | Forced Air                                                      |                   |                                                                                     |
| Interior Features | Kitchen Island, Double Vanity, High Ceilings, Den, Common Entry |                   |                                                                                     |
| Monthly Fees      | \$770.63                                                        |                   |                                                                                     |

ROOM SIZES

- Main Level
- Utility Room: 9'0" x 5'3"
  - Primary Bedroom: 15'2" x 18'6"
  - Living Room: 22'0" x 13'3"
  - Laundry: 8'7" x 5'8"
  - Kitchen: 10'4" x 17'2"
  - Dining Room: 13'0" x 10'1"
  - Den: 10'3" x 16'2"
  - Bedroom: 13'4" x 12'5"
  - 5-Piece Ensuite Bath: 14'8" x 7'10"
  - 4-Piece Ensuite Bath: 9'8" x 12'0"
  - 2-Piece Bathroom: 3'0" x 6'10"













3501-3000 Ariva Dr, West Kelowna, BC

Main Floor Exterior Area 1668.46 sq ft  
Interior Area 1584.51 sq ft  
Excluded Area 47.25 sq ft



0 5 10  
ft

PREPARED: 2026/06/06



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

---

- Rare corner penthouse residence offering 1,735 sq. ft. of convenient one-level living with lake views, resort-style amenities, and exceptional privacy
- One-owner home showcasing a bright, airy interior with premium finishes, brushed oak hardwood flooring, soaring ceilings, and a timeless neutral palette
- Dramatic great room features 14-foot ceilings, while the remaining living spaces enjoy 9-foot ceilings plus transom windows that fill the home with natural light throughout the day
- Two expansive outdoor living spaces seamlessly extend the interior, creating exceptional areas for entertaining, relaxing, and enjoying Okanagan sunsets
- Main lake-facing balcony is equipped with motorized sun and wind screens, phantom screens, infrared heaters, a full outdoor kitchen with Jackson Grills BBQ, a full-height tiled gas fireplace and panoramic views of Okanagan Lake and the resort-style pool below
- Private south-facing balcony off the primary suite offers a peaceful retreat overlooking the pool, surrounding mountains, and beautifully landscaped grounds
- Sophisticated kitchen design showcases Cambria White Cliff quartz, Marble waterfall edge island, matching full-height backsplash, and extensive custom cabinetry
- Spa-inspired bathrooms feature porcelain flooring, floating vanities, integrated lighting, premium fixtures and a clean, contemporary design
- Spacious walk-in closets, dedicated storage room, built-in entry storage, and thoughtfully designed utility spaces provide exceptional everyday function
- No GST, Property Transfer Tax, or Speculation Tax
- Ariva offers an elevated resort lifestyle with meticulously maintained grounds, covered outdoor gathering spaces, pool and hot tub, pickleball and tennis courts, steam rooms, yoga studio, entertainment lounges, meeting rooms, billiards room, and guest hosting facilities
- Ideally located minutes to downtown Kelowna, the West Kelowna wine trail, shopping, dining, beaches, and everyday conveniences

### Inclusions

- KitchenAid gas range
- KitchenAid refrigerator
- KitchenAid dishwasher
- KitchenAid microwave
- Faber range hood
- Silhouette Professional wine cooler
- Whirlpool washer
- Whirlpool dryer
- Jackson Grills BBQ

### Mechanical

- Forced air heating
- Central air conditioning
- 200-amp service panel
- John Wood 70-gallon hot water tank
- Ecobee thermostat
- Lutron motorized shades
- Control4 home automation system
- Retractable Phantom Screens on 2 balcony doors
- Motorized wind & sunscreens on lakeside balcony
- Specialized ventilation/air intake system

## **MAIN LEVEL LIVING**

### **Foyer**

- Welcoming entry features brushed oak hardwood flooring, clean architectural lines, and a spacious built-in entry closet with custom organization

### **Great Room**

- Impressive 14-foot ceilings create an extraordinary sense of volume and openness
- Floor-to-ceiling tile-clad gas fireplace serves as a dramatic focal point
- Expansive sliding glass doors with phantom screens create a seamless connection to the lake-facing balcony and outdoor entertaining areas
- Open-concept design captures lake views and maintains an effortless flow to the dining area and kitchen

### **Kitchen**

- Sleek contemporary kitchen showcases Cambria White Cliff quartz countertops throughout the primary work areas
- Oversized island features waterfall-edge Cosentino Dekton Stonika Bergen surface, seating for six plus, integrated storage, undermount sink, and statement pendant lighting
- Full-height Dekton backsplash enhances the kitchen's clean, architectural aesthetic
- Warm wood-grain cabinetry paired with soft-close hardware provides abundant storage while maintaining a streamlined appearance
- KitchenAid 5-burner gas range, KitchenAid refrigerator, KitchenAid dishwasher, built-in KitchenAid microwave, Silhouette Professional wine cooler, and Faber chimney-style hood vent complete the premium appliance package

### **Dining**

- Open-concept dining area comfortably accommodates formal and casual gatherings
- Custom floating serving cabinet with white quartz countertop provides additional storage
- Positioned to enjoy natural light and lake views while remaining connected to the kitchen and great room

### **Two Bedrooms**

- The primary bedroom features brushed oak hardwood flooring, large north and south-facing windows, private south-facing balcony, a spacious walk-in closet with custom built-ins, and a luxurious 5-piece ensuite
- The second bedroom features brushed oak hardwood flooring, a large south-facing window with motorized blinds, a walk-in closet with custom built-ins, and direct access to a private 4-piece ensuite

### **Primary Ensuite Bathroom**

- 5-piece primary ensuite features porcelain tile flooring, double floating vanity with warm wood-grain cabinetry, Cambria White quartz countertops, rectangular undermount sinks, integrated mirror lighting, under-cabinet sensor lighting, privacy toilet
- Soaker tub with tile surround
- Fully tiled glass-enclosed shower with rain and handheld showerheads plus a built-in bench

### **Second Ensuite Bathroom**

- 4-piece ensuite features tile flooring, double floating vanity with warm wood-grain cabinetry, Cambria White quartz countertops, rectangular undermount sinks, brushed stainless steel fixtures, under-cabinet lighting and a privacy toilet
- Fully tiled glass enclosed walk-in shower with free hand wand shower head

### **Two-Piece Powder Room**

- 2-piece powder room features brushed oak hardwood flooring, a floating vanity with wood-grain cabinetry, white quartz countertop, undermount sink, storage below, and a full-width wall-mounted mirror

### **Flex Room/Den**

- The flex room features brushed oak hardwood flooring, a large south-facing window, and versatile functionality as a guest room, home office, fitness space, or creative studio

### **Laundry**

- Functional laundry room features side-by-side Whirlpool front-load washer and dryer, a lower cabinet with undermount sink with polished chrome fixture and an upper cabinet for additional storage
- Tile flooring, comfort-height cabinetry in warm wood-grain finishes with soft-close hardware, Cambria White quartz countertops, and a hanging bar

### **Storage Room**

- Spacious storage room located directly off the laundry area
- Ideal for seasonal items, luggage, sporting equipment, and household storage

LOCATION



3501-3000 ARIVA DRIVE, KELOWNA

---



## *Elevated Penthouse Living*

Enjoy the Lakeside Lifestyle at Ariva

Experience resort-style living in this bright and spacious meticulously kept corner penthouse.

— Dean Simonelli

Follow Jane Hoffman Realty



PRESENTED BY

**DEAN SIMONELLI**

Real Estate Professional

250-863-6300

[dean@janehoffman.com](mailto:dean@janehoffman.com)



CO-LISTED BY

**AIDAN MYHRE**

Real Estate Professional

250-305-7652

[aidan@janehoffman.com](mailto:aidan@janehoffman.com)



**JANE HOFFMAN**  
REALTY

250-866-0088  
[inquiry@janehoffman.com](mailto:inquiry@janehoffman.com)  
[janehoffman.com](http://janehoffman.com)

100 – 730 Vaughan Ave  
Kelowna, BC  
V1Y 7E4

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.



JANE HOFFMAN  
REALTY

---

The Benchmark for *Excellence*

---



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4  
250-866-0088 • [www.janehoffman.com](http://www.janehoffman.com)