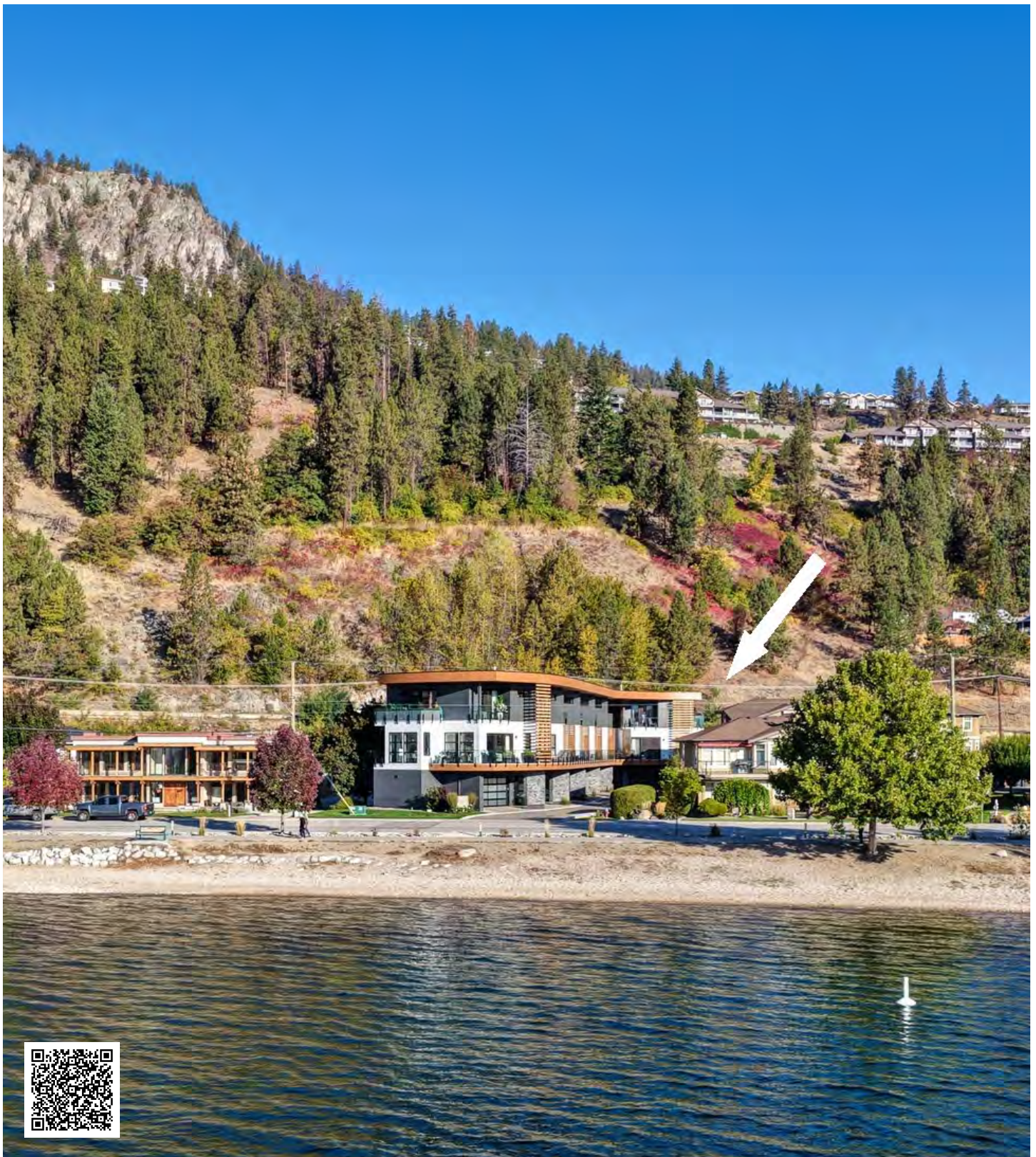




7-4364 BEACH AVENUE, PEACHLAND

Presented by

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Real Estate Professional



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REALTY



7-4364 BEACH AVENUE, PEACHLAND

Sophisticated 3-bedroom, 3.5-bath end-unit townhome with over \$150,000 in upgrades, located on Peachland's premier waterfront street just steps from Okanagan Lake and the beach. Offering more than 2000 sq. ft. of thoughtfully designed living space plus three private balconies, this lock-and-leave residence captures beautiful lake and mountain views.

The main level features 10-ft. ceilings, wide-plank flooring, and a striking glass staircase. The gourmet kitchen showcases a quartz waterfall edge island with seating for four, ceiling-height cabinetry, herringbone backsplash, coffee bar, and premium Sub-Zero and Wolf appliances.

Multi-slide doors open to a spacious lake-view balcony with frameless glass railings, gas hookup, and water bib.

Upstairs, the lake-view primary suite offers a feature wall, walk-in closet, private covered deck, and luxurious ensuite with double vanity, soaker tub, and walk-in shower. A second bedroom includes a walk-in closet and adjacent bath. The main-floor guest bedroom features an ensuite and custom California Closets wall bed with built-ins, ideal as a home office.

Additional highlights include Hunter Douglas automated blinds, Phantom screens, custom lighting, upper-level laundry, and elevator access to all floors.

The oversized heated double garage features 9-ft. ceilings, polyaspartic flooring, glass-panel doors, and ample storage for bikes, kayaks, and paddleboards. Exceptional waterfront living in the heart of Peachland.

DETAILS

Address	7-4364 Beach Avenue, Peachland, BC, V0H 1X6	Bedrooms	3
City	Peachland	Bathrooms	4
		Finished Area	2,090 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	RM3
Sewer	Connected	Legal Description	STRATA LOT 7 DISTRICT LOT 220 OSOYOOS DIVISION YALE DISTRICT STRATA PLANEPS4931 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Features	Central Business District, Near Park, Views, Waterfront, Near Public Transit, Dead End	Ownership	Freehold, Fee Simple
View	Lake, Mountains, Water		
Waterfront	Lake, Waterfront, Across the road water frontage		

BUILDING FEATURES

Finished Area	2,090 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Electric)
Year Built	2019	Parking	2 Garage Spaces Attached, Garage, On Site Strata Parking Type:CP - Assigned by Strata/Assoc
Storeys	3	Construction	Stone, Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Instant Hot Water, Central Vacuum System		
Monthly Fees	\$500		

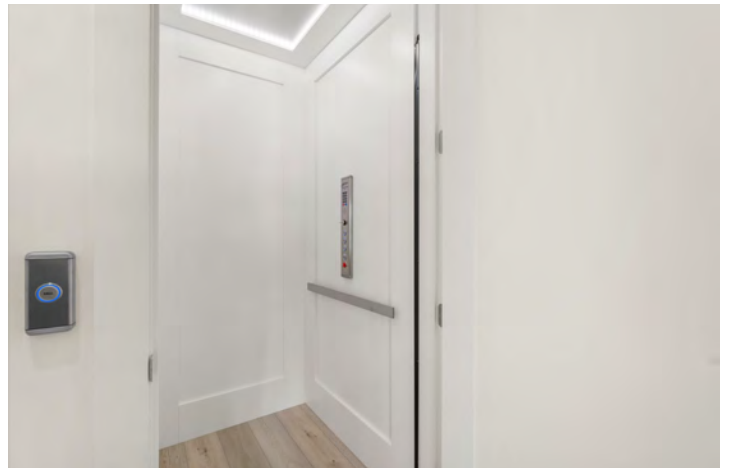
ROOM SIZES

Main Level	Lower Level	Second Level
Kitchen: 10'9" x 16'9"	Utility Room: 10'11" x 11'1"	3-Piece Bathroom: 7'10" x 8'5"
Bedroom: 12'11" x 11'3"	Foyer: 9'5" x 6'11"	Bedroom: 11'7" x 16'7"
Dining Room: 8'1" x 20'1"		5-Piece Ensuite Bath: 9'11" x 10'11"
2-Piece Bathroom: 5'5" x 6'9"		Primary Bedroom: 11'9" x 19'1"
Living Room: 12'9" x 20'1"		
4-Piece Ensuite Bath: 9'9" x 6'9"		



















7-4364 Beach Ave, Peachland, BC

Main Floor Exterior Area 1048.91 sq ft
Interior Area 968.48 sq ft



0 3 6 ft

PREPARED: 2026/06/10



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.

7-4364 Beach Ave, Peachland, BC

Upper Level Exterior Area 774.86 sq ft
Interior Area 707.61 sq ft



0 3 6 ft

PREPARED: 2026/06/10



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.

7-4364 Beach Ave, Peachland, BC

Lower Level
Exterior Area 120.53 sq ft
Interior Area 68.95 sq ft
Excluded Area 792.70 sq ft



0 3 6
ft

PREPARED: 2026/06/10



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

- Custom-built by Lakepointe Homes with approximately \$150,000 in upgrades and attention to fine finishing throughout
- End-unit residence offering 2,090 sq. ft., 3 bedrooms, 4 bathrooms, three outdoor living spaces, and exceptional privacy
- Expansive lake and mountain views enjoyed from multiple levels and outdoor living areas
- Bright, open-concept design with 10-foot ceilings, oversized windows, and a dramatic glass-wall staircase that enhances the home's sense of openness
- Wide-plank vinyl flooring, upgraded lighting, premium fixtures, custom tile work, and elevated millwork create a refined and timeless aesthetic
- Nano-style multi-slide doors and Phantom screens seamlessly connect the interior living spaces with the outdoors
- Main entertaining deck features Duradek surfacing, frameless glass railings, privacy glass accents, gas hookup, water bib, and spectacular southeast-facing lake views
- Private primary suite balcony offers a peaceful retreat with covered outdoor living and panoramic lake and mountain vista views
- Additional balcony provides sunshine throughout the day and flexible space for lounging or dining
- Oversized heated double garage features polyaspartic flooring, glass-panel garage doors, elevator access to all levels, under stair storage room, spacious utility room, and space for kayaks, paddleboards, and other lake lifestyle essentials
- California Closets, custom wall bed and office system (2023) creates exceptional flexibility for guests and remote work
- Well-planned design combines lock-and-leave convenience with generous room sizes and abundant storage throughout
- Located on one of Peachland's most sought-after waterfront streets, just steps from the beach, shops, restaurants and lakeside pathways

Inclusions

- Sub-Zero refrigerator
- Sub-Zero wine refrigerator
- Wolf gas range
- Wolf hood vent
- Wolf oven
- Wolf convection microwave
- Cove dishwasher
- Asko washer
- Asko dryer

Mechanical

- Carrier furnace
- Carrier A/C
- Carrier thermostat
- John Wood hot water tank
- 100-amp service panel
- Vacuum roughed-in
- Ouellet thermostat (garage)

MAIN LEVEL

Foyer

- The welcoming foyer features 10-foot ceilings, a glass-panel entry door and a large closet with custom built-ins

Kitchen

- U-shaped design centered around a 10-foot peninsula with seating for five, waterfall-edge quartz surfaces and integrated storage
- Ceiling-height cabinetry with under cabinet lighting, custom organizers, walk-in pantry with pull-out shelving, and dedicated coffee station enhance everyday functionality
- Premium appliance package includes a Wolf 4-burner gas range, Wolf hood fan, Sub-Zero built-in refrigerator, Sub-Zero wine fridge, Cove dishwasher, and Wolf speed oven
- Large picture window above the main sink frames views of the surrounding hillside while filling the space with natural light

Dining Room

- Open-concept design creates effortless flow between the kitchen and living room
- Statement chandelier defines the space while maintaining unobstructed sightlines
- Ideally positioned for both intimate dinners and larger gatherings

Living Room

- Spacious open concept living area designed to maximize lake views and indoor-outdoor living
- Floor to ceiling tile clad gas fireplace creates a dramatic focal point
- Motorized blinds provide comfort and convenience throughout the day
- Expansive nano-style sliding doors with Phantom screens open seamlessly to the covered lakeview deck

Bedroom/Office

- The flexible bedroom/office features wide-plank vinyl flooring, custom California Closets, wall bed and office system, built-in desk with integrated filing storage, electric fireplace and large west and southeast-facing windows that provide natural light throughout the day

Two Bathrooms

- 4-piece ensuite features tile flooring, a large vanity with quartz countertop and undermount sink, polished white cabinetry with soft-close hardware, wall-mounted mirror, and a tub/shower combination with full tile surround and glass sliding doors
- 2-piece powder room features wide-plank vinyl flooring, floating vanity with quartz countertop and storage below, full tile feature wall, and a window with motorized louvre blinds

Upper Level - Laundry

- Wide-plank vinyl flooring with upper storage shelving and full-size Asko front-load washer and dryer
- Convenient upper-level location adjacent to the bedroom wing

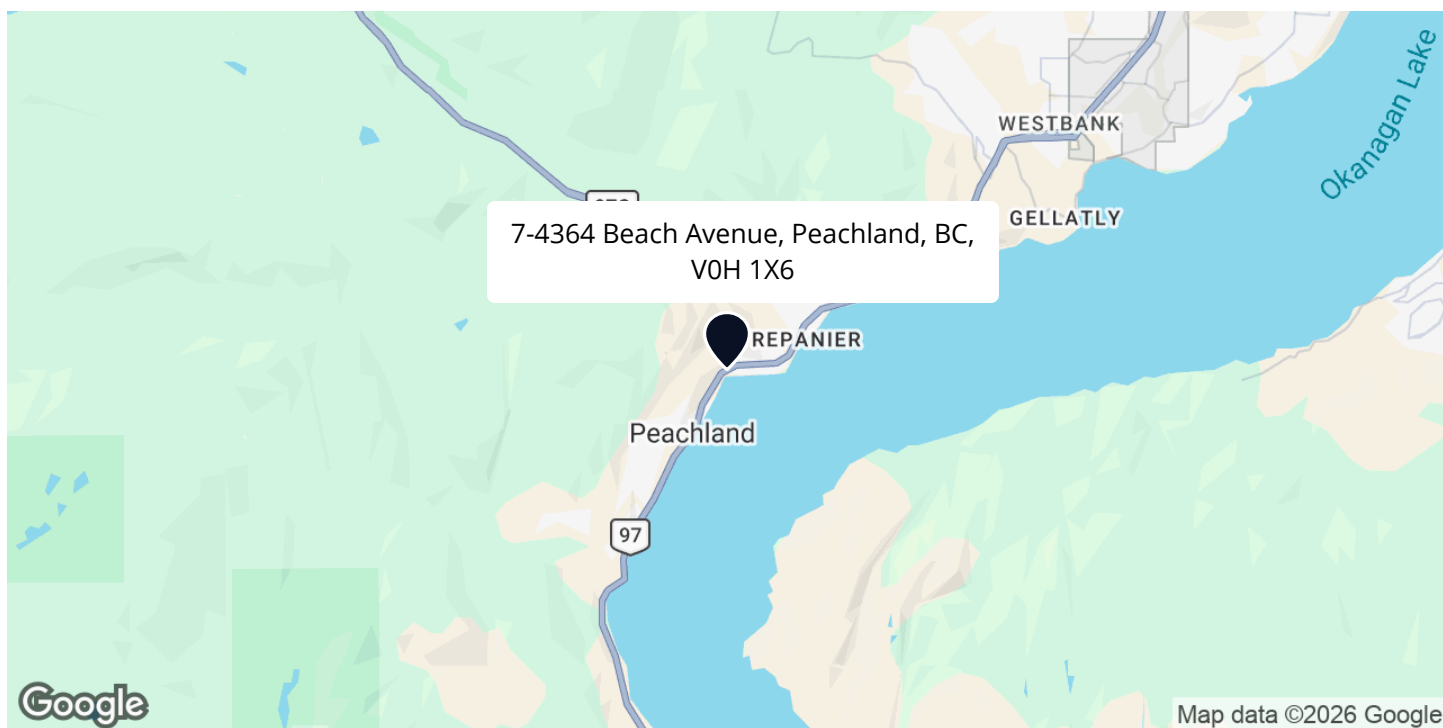
Upper Level - Two Bedrooms

- The primary bedroom features wide-plank vinyl flooring, a custom wood feature wall, lake and mountain views, sliding doors to a private covered balcony, a spacious walk-in closet with custom built-ins and soft-close drawers, and direct access to a luxurious 5-piece ensuite
- The second bedroom features wide-plank vinyl flooring, a large hillside view window, a spacious walk-in closet with custom built-ins

Upper Level - Two Full Bathrooms

- 5-piece primary ensuite features heated tile flooring, a double floating vanity with polished white cabinetry, quartz countertop and 2 undermount sinks, a full height tile feature wall, freestanding soaker tub, privacy toilet transom window for natural light, and a fully tiled walk-in shower with glass enclosure
- 3-piece bathroom features tile flooring, 9-foot ceilings, a floating vanity with quartz countertop and undermount sink, large wall-mounted mirror, window with motorized blinds, and a fully tiled walk-in shower

LOCATION





Walk Across the Street To Okanagan Lake

Make every day feel like a vacation in this incredibly stylish, architecturally distinctive waterfront townhome, where thoughtful design and breathtaking surroundings create an exceptional place to call home.

— Dean Simonelli

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