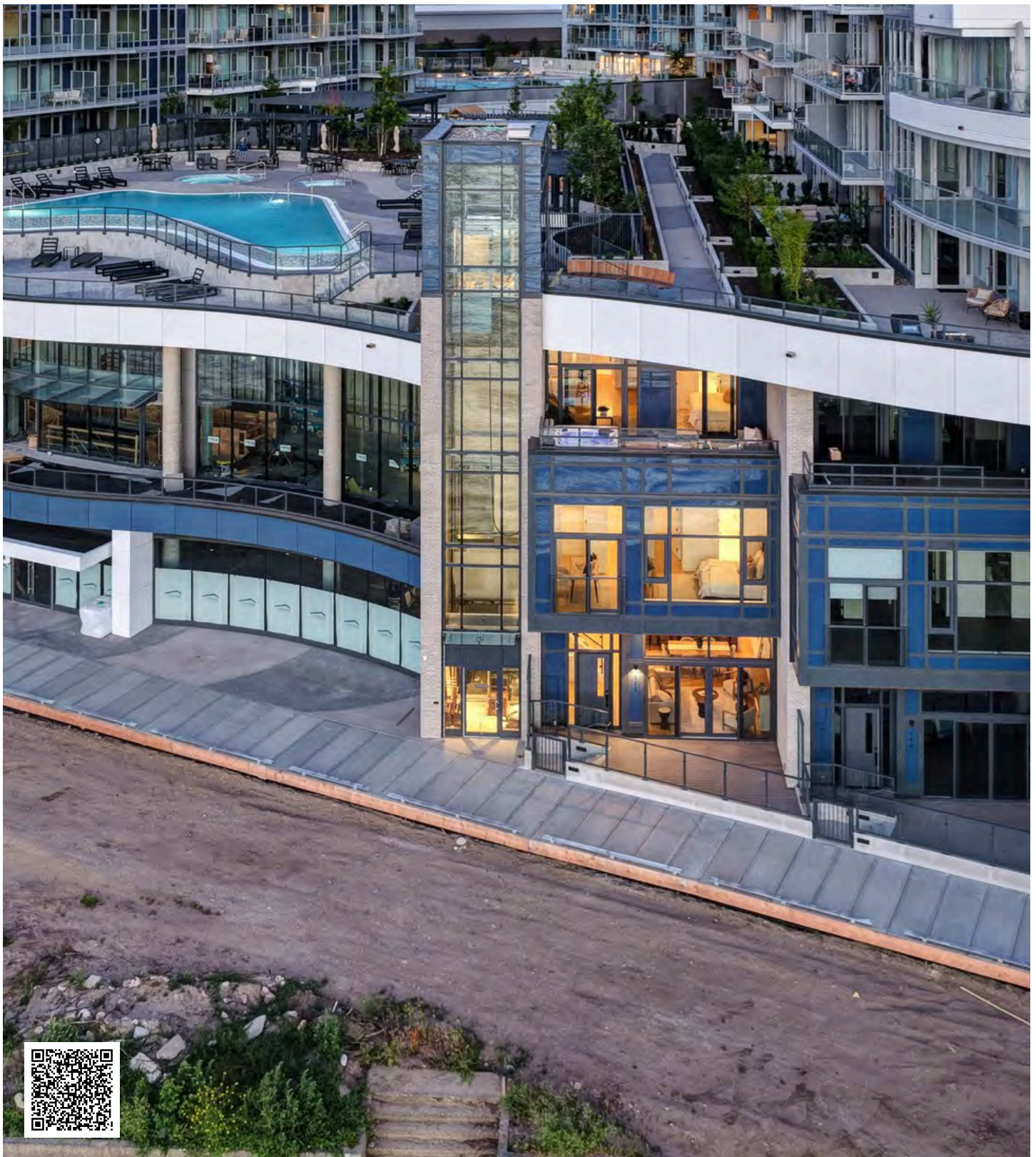




111-3800 CAPOZZI ROAD, KELOWNA

Presented by

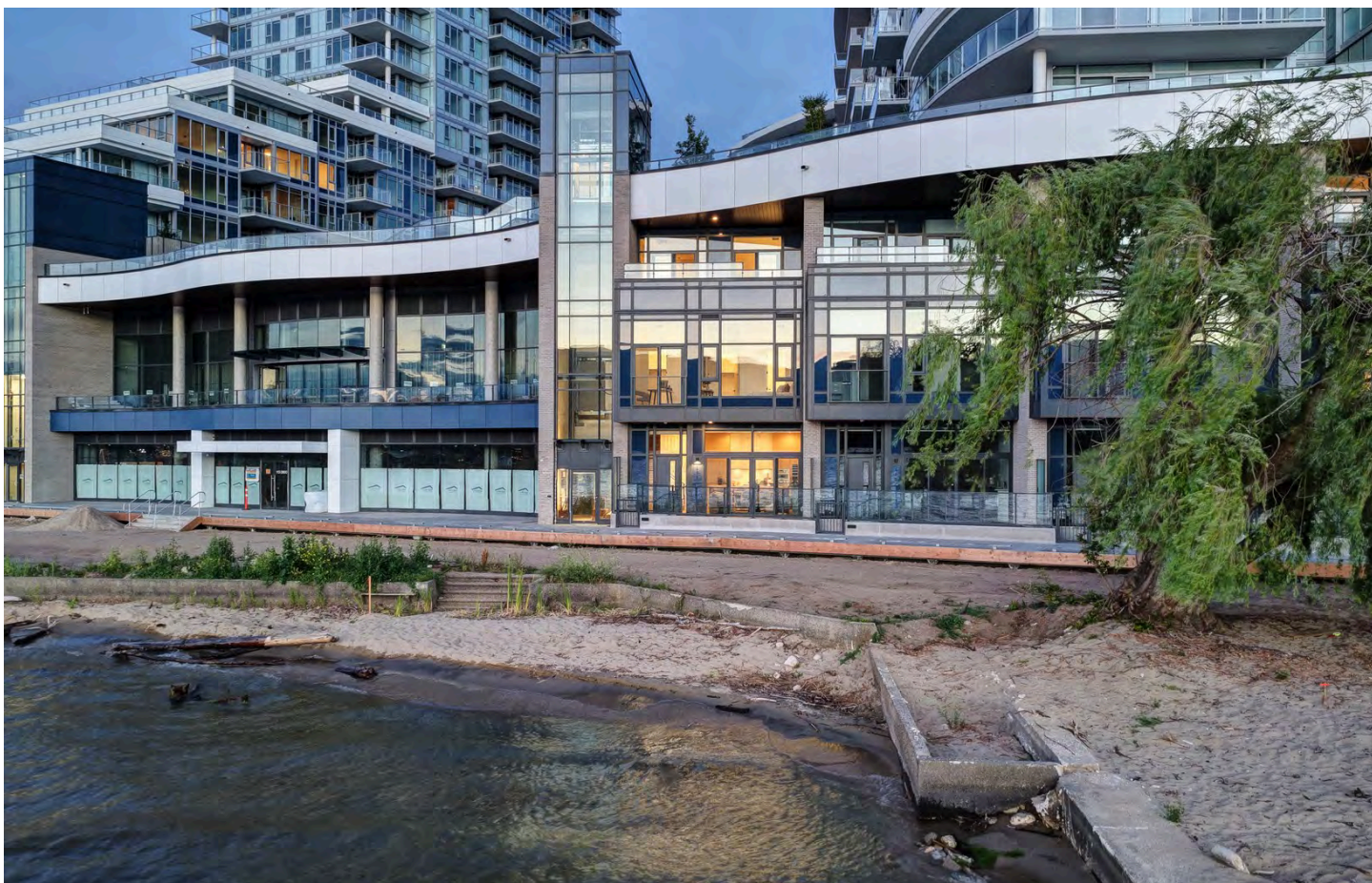
Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



111-3800 CAPOZZI ROAD, KELOWNA

Positioned directly on the waterfront in Aqua, Mission Group's premier lakeside community, this exceptional three-level residence offers elevated lock-and-leave living. An elevator connects every floor, while 11-foot ceilings, floor-to-ceiling windows, and the coveted Beach Package create a refined yet inviting atmosphere.

Designed for entertaining, the main level centres around a striking quartz kitchen with premium Thermador appliances, an oversized island, wine refrigeration, and seamless access to the waterfront terrace.

The second level is thoughtfully planned for family and guests, offering two bedrooms with private ensuites, a third bedroom or flexible office, an additional bathroom, and laundry. The entire top floor is dedicated to the primary retreat, complete with a generous walk-through closet, luxurious five-piece ensuite, lounge with wet bar, and a private rooftop terrace with hot tub overlooking the lake.

Three secured parking stalls, including a private EV-ready garage, complete the residence. Owners enjoy an unmatched collection of amenities, including an infinity pool, hot tubs, infrared sauna, cold plunge, golf simulators, fitness centre, yoga studio, owner's lounges, concierge reception, and dog wash.

Steps from Hotel Eldorado, beaches, restaurants, wineries, and the waterfront promenade, this is waterfront living at its finest.

DETAILS

Address	111-3800 Capozzi Road, Kelowna, BC, V1W 3L2	Bedrooms	4
City	Kelowna	Bathrooms	6
		Finished Area	2,623 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	VC1
Sewer	Connected	Legal Description	STRATA LOT 11 SECTION 1 TOWNSHIP 25 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS12373TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Features	Near Park, Views, Waterfront, Near Public Transit, Dead End		
View	Lake, Mountains, Bridges, City, Water		
Waterfront	Lake, Lakefront, Waterfront	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	2,623 Sq. Ft.	Fireplace	1 Fireplace (Electric)
Year Built	2026	Parking	3 Garage Spaces On Site, Secured, Parkade Strata Parking Type:LCP - Limited Common Property
Storeys	3	Construction	Steel Frame, Mixed, Concrete
Pool	Pool, In Ground, Outdoor, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Storage, Water Feature
Heating	Forced Air		
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Wet Bar		
Monthly Fees	\$1494.12		

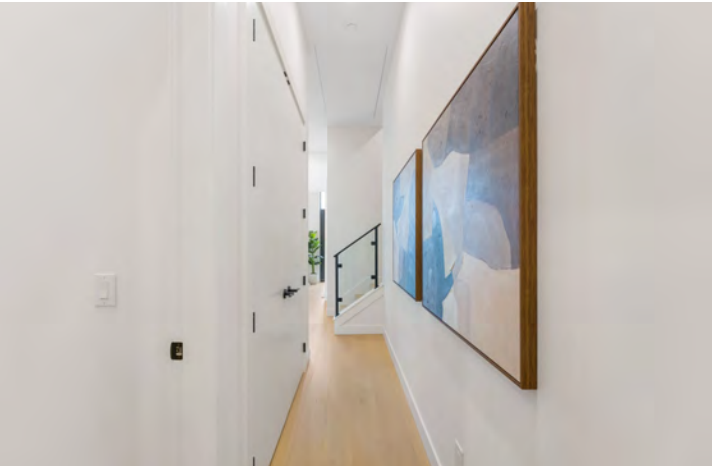
ROOM SIZES

Main Level	Second Level	Third Level
Foyer: 9'0" x 8'9"	Bedroom: 9'1" x 12'5"	2-Piece Bathroom: 6'1" x 4'9"
Living Room: 13'7" x 11'0"	Bedroom: 13'2" x 13'10"	Loft: 11'7" x 11'6"
Kitchen: 19'3" x 9'2"	Bedroom: 9'6" x 9'10"	5-Piece Ensuite Bath: 12'3" x 13'7"
Dining Room: 19'3" x 8'1"	5-Piece Ensuite Bath: 7'8" x 10'2"	Primary Bedroom: 10'10" x 11'3"
2-Piece Bathroom: 5'11" x 4'8"	3-Piece Bathroom: 8'8" x 4'11"	Breakfast Room Nook: 10'3" x 7'11"
	4-Piece Bathroom: 7'10" x 5'0"	

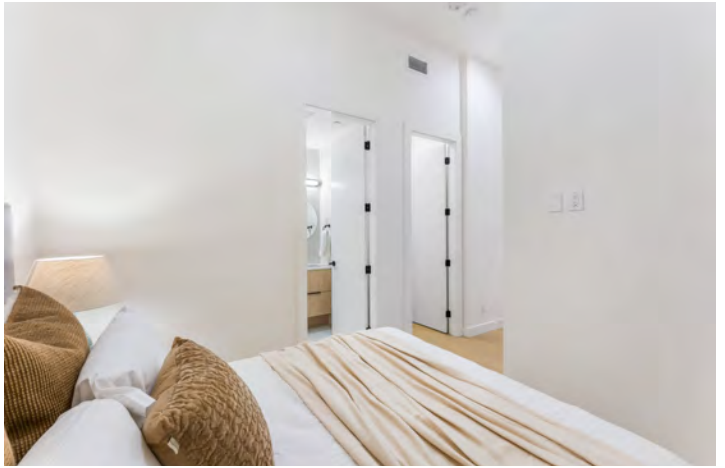


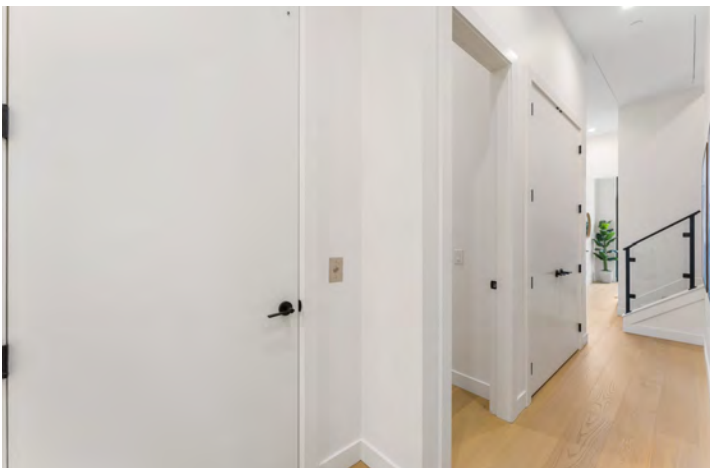




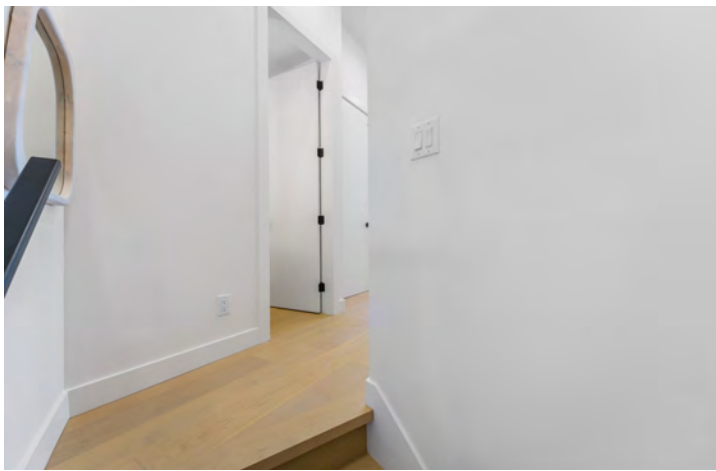


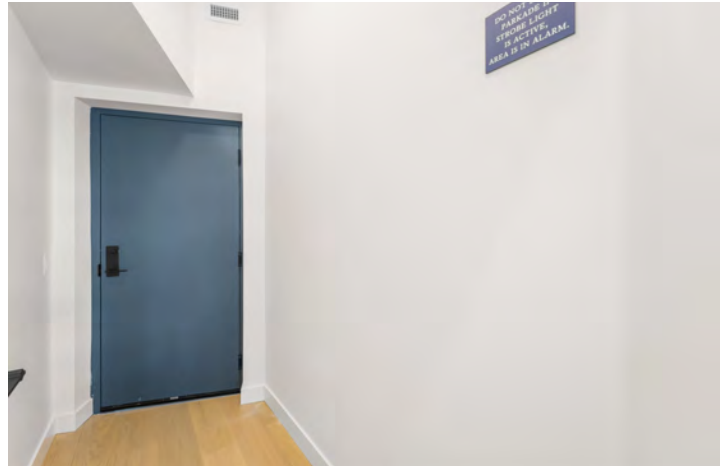


















111-3800 Capozzi Rd, Kelowna, BC

Main Floor Exterior Area 893.66 sq ft
Interior Area 804.56 sq ft
Excluded Area 535.64 sq ft



0 6 12
ft

PREPARED: 2026/06/27

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.

111-3800 Capozzi Rd, Kelowna, BC

Upper Level Exterior Area 1001.40 sq ft
Interior Area 922.11 sq ft



0 4 8
ft

PREPARED: 2026/06/27

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.

111-3800 Capozzi Rd, Kelowna, BC

Top Level Exterior Area 728.27 sq ft
Interior Area 663.23 sq ft



0 4 8 ft

PREPARED: 2026/06/27



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

- Three-level beachfront townhome offering 2,623 sq. ft. of Okanagan Lake waterfront living
- Four bedrooms and six bathrooms, including four full bathrooms and two powder rooms
- Built by Mission Group within AQUA Waterfront Village in the heart of the Lower Mission
- Professionally selected Beach Package featuring warm blonde wood veneers, matte black fixtures and hardware, engineered hardwood flooring, porcelain tile, and premium designer finishes
- Private elevator provides convenient access to every level of the home
- Floor-to-ceiling windows captures panoramic lake, city, and mountain views throughout the home
- Premium Thermador, Bosch, and Electrolux appliance package complemented by custom cabinetry and thoughtful storage solutions
- Custom window coverings throughout, 11-foot ceilings create bright, open living spaces across every level
- Expansive lakefront patio off the main living level extends directly to the waterfront promenade
- Covered upper-level terrace features a hot tub, recessed lighting, and exceptional lake views
- Private oversized garage accommodates two secured vehicles with EV charger, bike storage, direct suite access, and an additional secured parking stall with direct access from the upper level
- Lock-and-leave ownership with strong rental potential in one of Kelowna's premier waterfront communities
- Resort-inspired amenities include an outdoor infinity pool, two hot tubs, infrared sauna, cold plunge, putting green, two golf simulators, yoga studio, meditation room, two-level fitness centre, owners' lounge, entertainment kitchen, outdoor dining areas, and dog wash station
- Steps to the sandy shoreline, waterfront boardwalk, marina amenities, the Hotel Eldorado, restaurants, cafes, shopping, wineries, schools, and public transit

Inclusions

- Thermador refrigerator/freezer
- Thermador gas cooktop
- Thermador wall oven
- Thermador microwave
- Thermador dishwasher
- Thermador wine refrigerator
- Bosch dishwasher (wet bar)
- Electrolux washer
- Electrolux dryer

Mechanical

- 200-amp service panel
- Private elevator
- EV charging station
- ESC Pro 2 Wi-Fi smart thermostats

MAIN LEVEL

Living Room

- Open-concept design anchored by a quartz-clad linear electric fireplace with wood mantel
- Floor-to-ceiling windows and oversized sliding doors frame the waterfront setting
- Seamless connection to the dining area, kitchen and lakefront patio

Kitchen

- Contemporary slim shaker cabinetry with beechwood tone veneers with matte black hardware and soft-close cabinetry
- Floor-to-ceiling cabinetry with integrated storage solutions
- Large waterfall-edge quartz island with seating for five, oversized undermount sink, and matte black faucet
- Full-height quartz backsplash and matching quartz-clad hood feature wall and under-cabinet lighting
- Premium Thermador appliance package including gas cooktop, wall oven, microwave, refrigerator, dishwasher and wine refrigerator
- Beautifully designed for entertaining with generous preparation space and open connection to the dining and living areas

Dining

- Open-concept dining area positioned to capture panoramic lake views
- Generous space for formal and family dining
- Open flow to the kitchen and waterfront living room

Bathrooms

- 2-piece powder room features engineered hardwood flooring, floating vanity with matte white quartz countertop, vessel sink, illuminated mirror, and dramatic floor-to-ceiling porcelain feature wall

Second Floor - Three Bedrooms

- The first bedroom features engineered hardwood flooring, floor-to-ceiling windows with lake and mountain views, a spacious walk-in closet ready for customization, and a 5-piece ensuite creating an ideal secondary primary suite
- The second bedroom features engineered hardwood flooring, floor-to-ceiling sliding glass doors opening to lake views, a walk-in closet, and flexible use as a guest bedroom or executive home office
- The third bedroom features engineered hardwood flooring, a spacious walk-in closet, and a private 3-piece ensuite

Second Floor - Three Full Bathrooms

- 5-piece ensuite features heated porcelain tile flooring, vanity with beechwood tone veneer cabinetry, white quartz countertop with two undermount sinks, matte black hardware, illuminated mirrors, freestanding soaker tub, and a fully tiled walk-in shower with rain and wand shower heads, built-in bench, and a frameless glass enclosure
- 3-piece ensuite features heated porcelain tile flooring, floating vanity with matte white quartz countertop and undermount sink, floor-to-ceiling porcelain tile, and a fully tiled walk-in shower with built-in bench and matte black fixtures
- 3-piece bathroom features heated porcelain tile flooring, floating vanity with beechwood veneer cabinetry, matte white quartz countertop with undermount sink, floor-to-ceiling tile feature wall, and a fully tiled walk-in shower with rain and wand shower heads

Second Floor - Laundry

- Comfort-height cabinetry, white matte quartz countertop and tiled backsplash
- Upper cabinetry and hanging bar for organization, Electrolux front-load washer and dryer

UPPER LEVEL

Primary Bedroom

- Primary top-floor retreat features sliding glass doors opening directly to a private lakeview terrace, a walk-through closet ready for customization, and a 5-piece ensuite

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, vanity with beechwood veneer cabinetry, white quartz countertop with 2 undermount sinks, matte black hardware, illuminated mirrors, freestanding soaker tub, privacy toilet, and a fully tiled walk-in shower with rain and wand shower heads, built-in bench and a frameless glass enclosure
- 2-piece powder room features porcelain tile flooring, floating vanity with matte white quartz countertop, open shelving, matte black hardware, vessel sink, and dramatic floor-to-ceiling porcelain feature wall

Lounge

- Flexible upper lounge ideal for media room, reading retreat, home office or private sitting room
- Large sliding glass doors provide seamless access to the rooftop terrace
- Integrated wet bar creates an exceptional entertaining space independent of the main level

Wet Bar

- Custom slim shaker cabinetry with soft-close hardware
- White matte quartz countertops, undercabinet lighting, and undermount sink with matte black faucet
- Silhouette Professional wine refrigerator and Bosch dishwasher

LOCATION



111-3800 CAPOZZI ROAD, KELOWNA



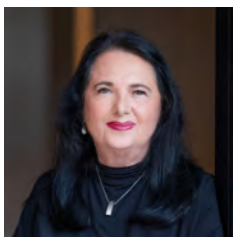
*Positioned With Direct Access to
the Lake*

In A Premier Lakeside Community

This home is the epitome of luxury waterfront living, where exceptional design meets breathtaking lake views. Every detail has been thoughtfully curated to deliver an effortless, resort-inspired lifestyle. It's a home that redefines modern townhome luxury on Okanagan Lake."

—Jane Hoffman

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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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