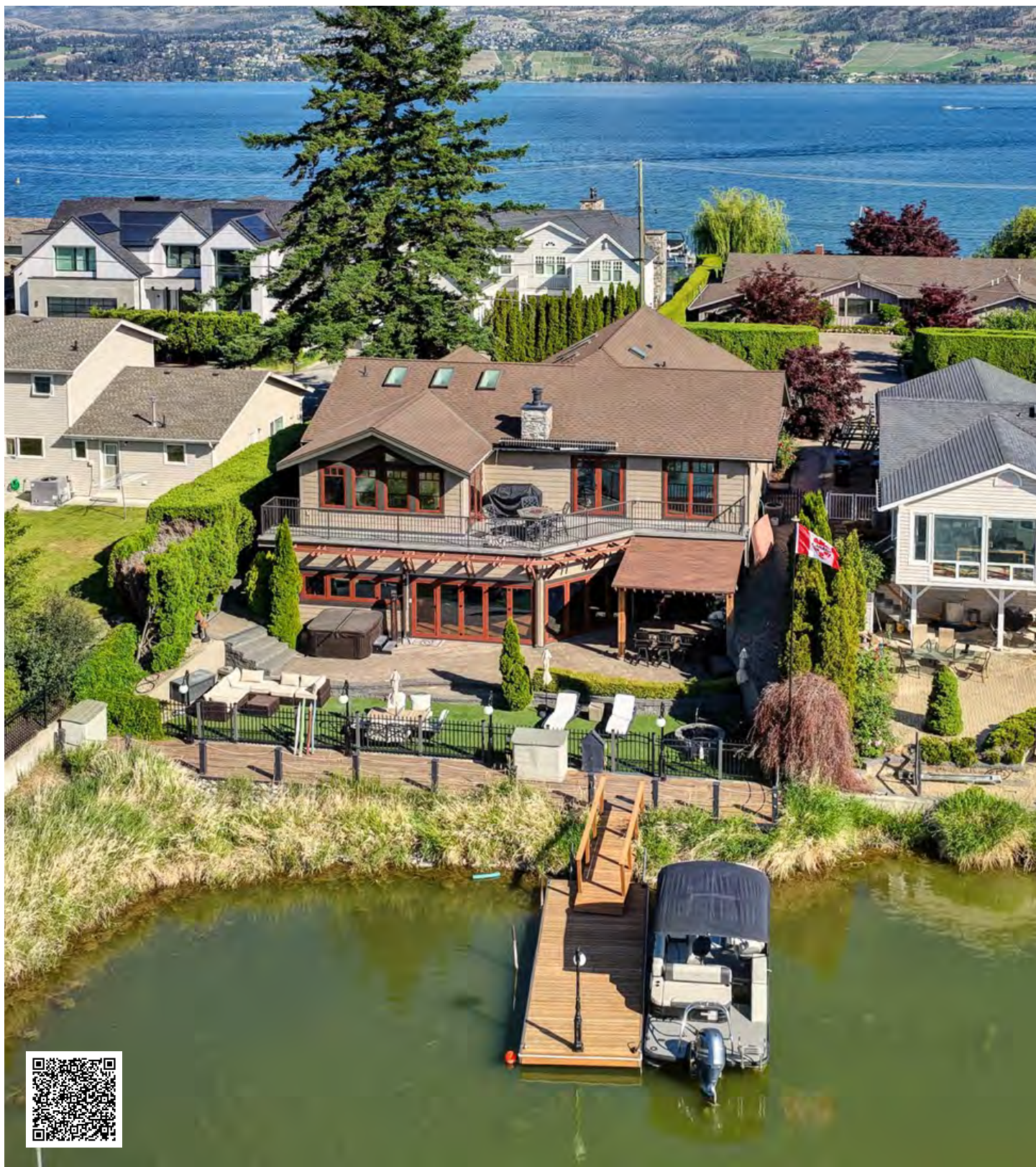




1650 PRITCHARD DRIVE, WEST KELOWNA

Presented by

Isaac Tien

Real Estate Professional



JANE HOFFMAN

REALTY



1650 PRITCHARD DRIVE, WEST KELOWNA

Waterfront living meets exceptional entertaining on the coveted Pritchard Canal. With a private double boat slip & direct moorage, this extensively updated residence is designed to maximize both comfort and connection to the water.

The main level features hand scraped hickory hardwood floors, a striking stone fireplace, & expansive living spaces that open to a covered canal-view deck. At the heart of the home, the renovated kitchen showcases quartz counters, full-height cabinetry, premium appliances, a large island with seating for six, and three skylights that fill the space with natural light.

The primary suite is conveniently located on the main floor with deck access, a custom walk-in closet, and a spacious five-piece ensuite. Upstairs, a versatile loft-style den with a full bathroom offers flexibility for guests, a home office, or future bedroom conversion.

The walkout lower level is tailored for entertaining, featuring a sprawling recreation room with custom library shelving, a climate-controlled glass wine room, space for a billiards table, and folding doors that open to the waterfront patio. Two additional bedrooms, a full bathroom, wet bar, laundry area, and custom infrared sauna complete the level.

Outside, enjoy a covered outdoor kitchen, hot tub, fire pit, tiered patios, synthetic turf, private boardwalk, & direct canal access. Oversized, four car garage for all your toys. An exceptional waterfront offering on one of West Kelowna's most desirable streets.

DETAILS

Address	1650 Pritchard Drive, West Kelowna, BC, V4T 1X4	Bedrooms	3
City	West Kelowna	Bathrooms	4
		Finished Area	4,093 Sq. Ft.

SPECIFICATIONS

Lot Size	0.19 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 64 DISTRICT LOT 434 OSOYOOS (FORMERLY KAMLOOPS) DIVISION YALE DISTRICT PLAN 16444
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Landscaped, Near Park, Paved, Views, Waterfront, Near Public Transit, Sprinklers in Ground, Level		
View	Mountains, Water, Valley		
Waterfront	Waterfront, Other, Lake Privileges		

BUILDING FEATURES

Finished Area	4,093 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1976	Parking	4 Garage Spaces Attached, Garage
A/C	Central Air	Construction	Stone, Wood Frame, Fiber Cement
Heating	Forced Air, Hot Water	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Den, Central Vacuum, Sauna, Vaulted Ceilings, Air Filtration	Exterior Features	Balcony, Private Yard, Sprinkler System, Hot Tub, Storage, Dock, Fire Pit
		Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level	Second Level
Living Room: 25'2" x 22'8"	Pantry: 9'0" x 9'3"	Den: 17'1" x 24'7"
Foyer: 9'6" x 9'3"	Recreation: 40'2" x 35'11"	4-Piece Bathroom: 8'4" x 5'8"
Kitchen: 11'7" x 26'1"	Bedroom: 11'7" x 15'3"	
Primary Bedroom: 12'0" x 16'1"	3-Piece Bathroom: 9'1" x 7'7"	
Mud Room: 11'2" x 6'2"	Utility Room: 18'1" x 12'0"	
Dining Room: 18'1" x 12'2"	Bedroom: 11'8" x 11'2"	
5-Piece Ensuite Bath: 17'3" x 14'0"		
2-Piece Bathroom: 6'10" x 6'9"		





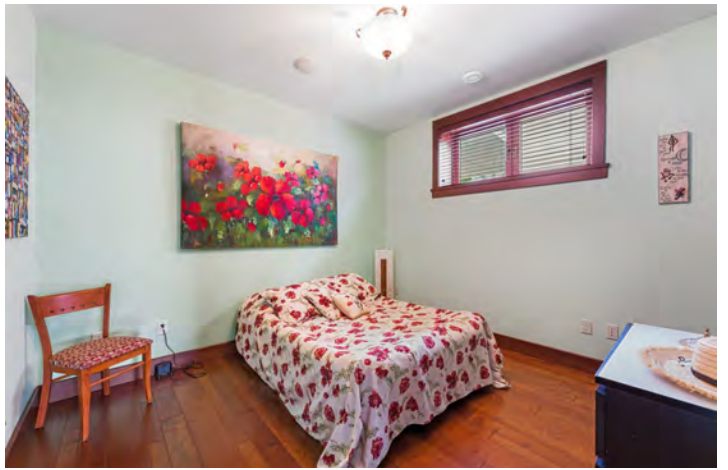














1650 Pritchard Dr, West Kelowna, BC

Main Floor Exterior Area 1867.04 sq ft
Interior Area 1749.71 sq ft



0 4 8 ft

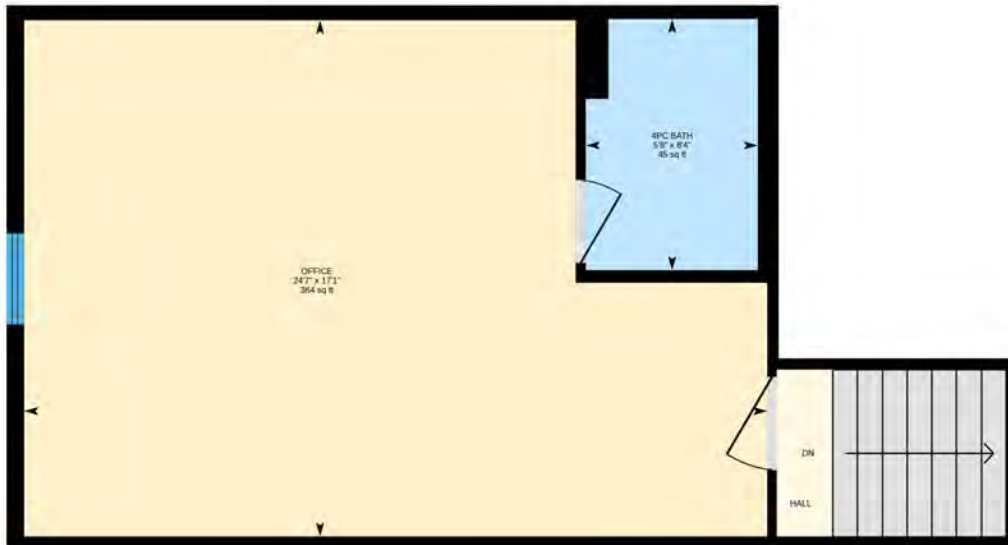
PREPARED: 2026/06/16



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.

1650 Pritchard Dr, West Kelowna, BC

Office Exterior Area 519.20 sq ft
Interior Area 460.29 sq ft



0 3 6 ft

PREPARED: 2026/06/16



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1650 Pritchard Dr, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 1707.20 sq ft
Interior Area 1595.19 sq ft
Excluded Area 129.62 sq ft



0 5 10
ft

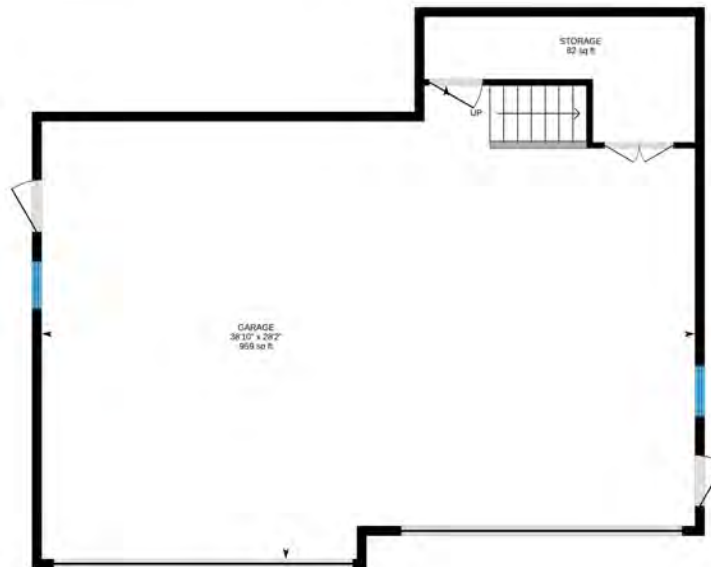
PREPARED: 2026/06/18



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1650 Pritchard Dr, West Kelowna, BC

Garage Excluded Area 1154.95 sq ft



0 3 6
ft

PREPARED: 2026/06/18



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EXCEPTIONAL FEATURES

- Over 4,000 sq. ft. across 2.5 levels with 3 bedrooms and 4 bathrooms on a 0.19-acre canal-front property
- Located on prestigious Pritchard Drive with private boardwalk, resurfaced dock and double boat slip providing direct boating access to Okanagan Lake
- Craftsman-inspired architecture featuring gabled rooflines, timber detailing, stone accents, covered entry and wood-framed windows
- Extensive renovations completed over the past two years including the kitchen, custom wine room, infrared sauna, built-in shelving, updated landscaping including outdoor turf
- Rich toned hardwood flooring, solid wood interior doors, substantial millwork and extensive custom built-ins throughout
- Dramatic architectural details include vaulted ceilings, cathedral-style wall of windows, skylights and a central hardwood staircase
- Expansive outdoor entertaining spaces include a covered outdoor kitchen, upper entertaining deck, hot tub, gas firepit, tiered patios and landscaped waterfront yard
- Lower-level recreation space opens seamlessly to the backyard through folding glass doors, creating exceptional indoor-outdoor living
- Oversized 1,155 sq. ft. four-car garage with workshop, Swisstrax flooring, extensive storage, crawl space and RV parking
- Quiet waterfront setting just minutes to wineries, beaches, golf courses and West Kelowna amenities

Inclusions

- LG refrigerator and freezer
- LG dishwasher
- LG microwave
- Whirlpool built-in ovens x 2
- FiveStar 6-burner gas cooktop
- Danby beverage refrigerator (outdoor kitchen)
- Samsung dishwasher
- Kenmore refrigerator
- Samsung washing machine
- Samsung dryer

Mechanical

- York A/C
- NTI FTVN gas boiler (New)
- GeneralAire air purifier
- Nvent thermostat
- 2 x 100-amp service panels
- Beam central vacuum
- York furnace (New 2024)

MAIN LEVEL

Entry/Foyer

- Covered Craftsman-inspired entry highlighted by timber detailing, recessed lighting and a solid wood front door
- Spacious foyer with tile flooring, soaring ceiling and striking floor-to-ceiling stone feature wall
- Arched openings and rich toned wood trim establish the home's timeless architectural character

Great Room

- Hardwood flooring and the open-concept layout create an inviting gathering space
- Floor-to-ceiling stone-clad gas fireplace anchors the room with TV mounting above
- French doors open to the upper waterfront deck to enjoy convenient indoor, outdoor living
- Seamless connection to the dining area and kitchen

Kitchen

- Renovated custom kitchen with floor-to-ceiling shaker cabinetry, white quartz countertops and full-height quartz backsplash
- Oversized waterfall island offers seating for six, abundant storage, pendant lighting and a prep sink
- Premium appliance package includes FiveStar 6-burner gas cooktop, dual Whirlpool wall ovens, LG refrigerator/freezer, microwave and dishwasher
- Three skylights flood the kitchen with natural light, while under-cabinet lighting and generous work surfaces enhance both meal preparation and entertaining
- Built-in desk, custom display cabinetry and thoughtfully designed storage

Dining

- Open dining area framed by dramatic cathedral-style windows overlooking the canal
- Rich toned hardwood flooring and statement two-tier chandelier define the space
- Double French doors provide direct access to the upper entertaining deck

Mudroom

- Durable tile flooring with custom built-in cabinetry and storage solutions
- Convenient access between the garage and kitchen

Primary Bedroom

- Spacious primary retreat features hardwood flooring, rich toned wood trim throughout, French doors open directly to the upper deck, large walk-in closet with custom built-ins, sensor lighting, laundry rough-in and a 5-piece ensuite

Ensuite Bathroom

- 5-piece ensuite features heated tile flooring, a double vanity with shaker cabinetry, granite countertop, a corner soaker tub, an oversized walk-in shower with, body jets, two shower fixtures and a privacy toilet

UPPER AND LOWER LEVELS

Upper Level - Den

- Vaulted ceiling follows the dramatic roofline, creating a bright and inviting flex space
- Three skylights fill the room with natural light throughout the day
- Front-facing window with plantation style wood shutters
- Plumbing in place for a future wet bar
- Flexible design could easily convert into a fourth bedroom with ensuite

Upper Level – Full Bathroom

- 4-piece bathroom features tile flooring with sensor-activated lighting, a granite vanity with undermount sink and generous storage, and a tub/shower combination with full tile surround

Lower Level - Recreation Room

- Expansive lower-level entertainment space with rich toned hardwood flooring and 10-foot ceilings
- Folding glass wall opens directly to the waterfront patios and boardwalk
- Custom built-in bookshelves and in-ceiling speakers create an exceptional gathering space
- Billiards area beneath statement lighting
- Newly renovated climate-controlled glass wine room serves as a striking architectural feature

Lower Level - Wet Bar/Pantry

- Custom white cabinetry with granite countertops and stainless-steel sink provides excellent storage and workspace for lower-level entertaining
- Kenmore refrigerator and new Samsung dishwasher

Lower Level - Utility Room/Laundry

- Samsung washer and dryer

LOCATION





Set On The Canal

With Boat Access to Okanagan Lake

This exceptional residence offers a private, resort-like lifestyle defined by comfort, intention, and refined design. Thoughtfully curated living spaces create a seamless balance between elegance and comfortable living.

— Isaac Tien

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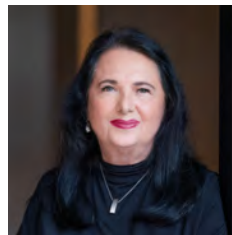
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