



2560 ARTHUR ROAD, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



2560 ARTHUR ROAD, KELOWNA

Designed with the atmosphere of a boutique hotel and the warmth of a family home, this custom residence pairs contemporary architecture with beautifully curated interiors and panoramic Okanagan Lake views.

Thoughtfully crafted in 2020, every space balances striking design with effortless everyday living. Natural light fills the open-concept main level, where a designer kitchen with custom Norelco cabinetry, premium Wolf, Sub-Zero, Miele and Gaggenau appliances, dual wine fridges, a hidden coffee station, and a dramatic quartz island anchors the home.

The living and dining areas extend to a covered terrace with a built-in grill, infrared heaters, and spectacular views. The main-floor primary retreat offers boutique hotel-inspired comfort with a custom walk-in closet, luxurious ensuite, and direct laundry access.

The walkout lower level is designed for entertaining with a spacious recreation room, wet bar, fitness studio, three guest bedrooms, and covered patio.

A beautifully finished two-bedroom legal suite with its own entrance offers exceptional flexibility for extended family, guests, or rental income.

Complete with a heated four-car garage with vehicle lift and exceptional craftsmanship throughout, this is a home designed to be lived in, shared, and enjoyed for years to come.

DETAILS

Address	2560 Arthur Road, Kelowna, BC, V1V 2B7	Bedrooms	6
City	Kelowna	Bathrooms	7
		Finished Area	6,218 Sq. Ft.

SPECIFICATIONS

Lot Size	0.69 Acres	Zoning	RR2
Water	Municipal	Legal Description	THAT PART OF LOT 8 SHOWN RED ON PLAN B13093; SECTION 20 TOWNSHIP 23 OSOYOOSDIVISION YALE DISTRICT PLAN 3252 EXCEPT PLAN H17669
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Easy Access, Paved, Views, Sprinklers in Ground		
View	Lake, Mountains, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	6,218 Sq. Ft.	Fireplace	1 Fireplace (Electric, Propane)
Year Built	2019	Parking	4 Garage Spaces Attached, Garage
Storeys	3	Construction	Stone, Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Wet Bar	Basement	Full, Finished, Walkout, Separate Entry

ROOM SIZES

Main Level Kitchen: 13'6" x 24'10" Laundry: 7'4" x 8'7" 5-Piece Ensuite Bath: 9'5" x 18'1" Mud Room: 9'1" x 6'6" Foyer: 8'10" x 7'10" Storage Room: 9'2" x 4'0" Primary Bedroom: 16'7" x 14'0" Living Room: 17'7" x 18'0" 2-Piece Bathroom: 5'11" x 7'8" Dining Room: 19'7" x 18'9"	Basement Level Other: 10'6" x 5'1" Kitchen: 18'1" x 14'7" Primary Bedroom: 11'9" x 16'6" 3-Piece Bathroom: 11'9" x 5'1" Living Room: 16'7" x 16'6" 3-Piece Bathroom: 9'9" x 9'8" Bedroom: 14'6" x 15'0"	Lower Level Recreation: 30'4" x 43'10" Bedroom: 19'1" x 10'3" Gym: 26'10" x 20'8" 4-Piece Ensuite Bath: 12'6" x 11'4" Utility Room: 5'9" x 12'8" Bedroom: 12'6" x 11'1" Bedroom: 16'7" x 11'11" 3-Piece Ensuite Bath: 12'5" x 5'1" Storage Room: 12'2" x 12'2" 3-Piece Bathroom: 14'10" x 5'1"
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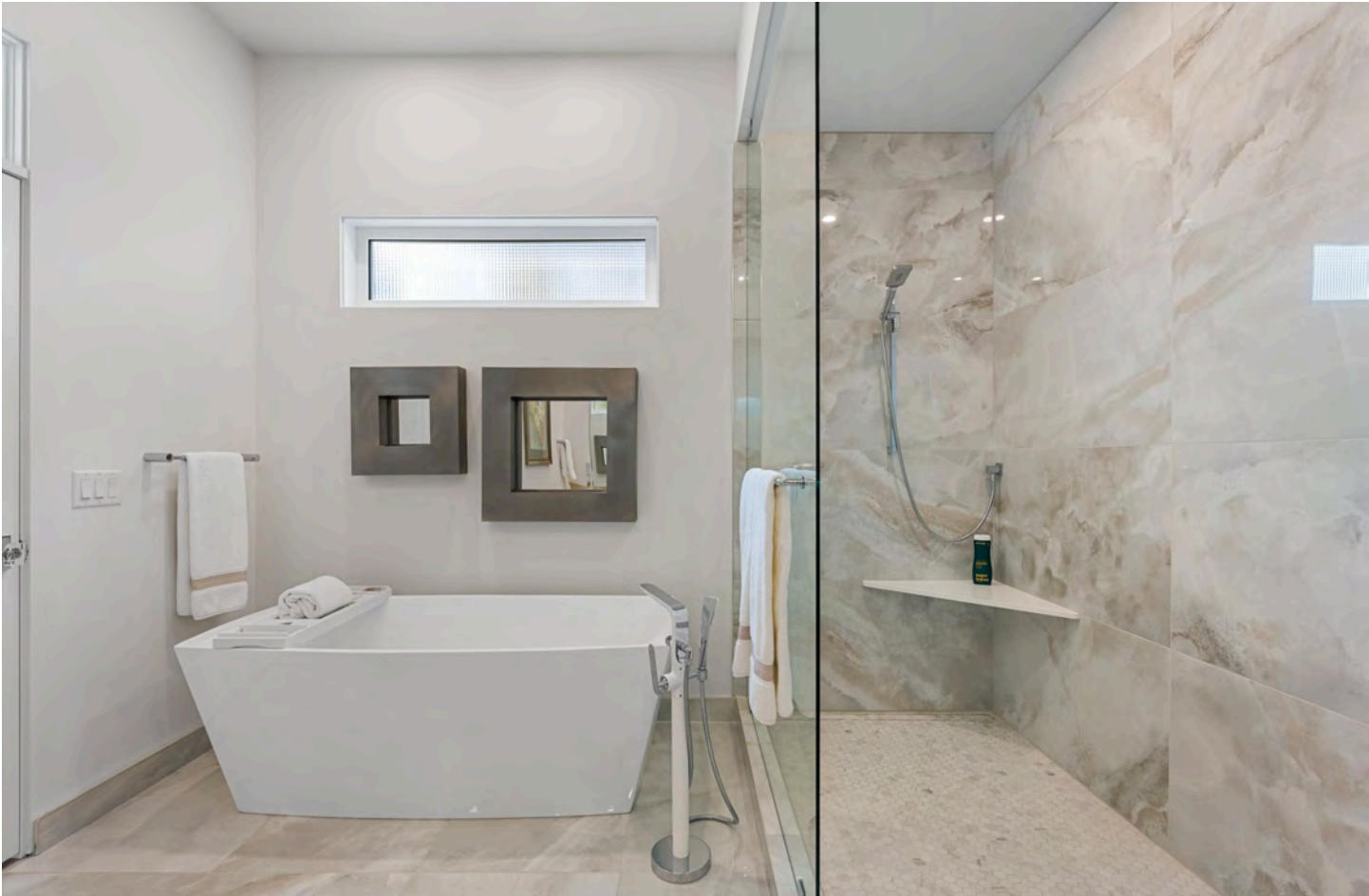
















2560 Arthur Rd, Kelowna, BC

Main Floor Exterior Area 2048.77 sq ft
Interior Area 1936.51 sq ft
Excluded Area 800.27 sq ft



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.

2560 Arthur Rd, Kelowna, BC

Lower Level Exterior Area 2739.04 sq ft
Interior Area 2593.16 sq ft



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2560 Arthur Rd, Kelowna, BC

Basement Suite (Below Grade) Exterior Area 1429.28 sq ft
Interior Area 1325.77 sq ft



0 4 8 ft

PREPARED: 2026/06/26



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EXCEPTIONAL FEATURES

- Custom-built in 2020, this contemporary luxury residence offers over 6,200 sq. ft. of beautiful living space with panoramic Okanagan Lake views, exceptional entertaining spaces, and a fully self-contained two-bedroom legal suite
- 6 bedrooms, 7 bathrooms, spacious main rooms and abundant storage & flexibility for multigenerational living
- Contemporary West Coast architecture defined by clean horizontal lines, natural stone accents and expansive wall of windows that frame spectacular lake views
- Art-inspired interiors featuring soaring ceilings, curated lighting & designer finishes throughout
- Floor-to-ceiling windows maximize natural light while framing breathtaking lake and mountain vistas from every principal living space
- Open-riser floating staircase with floor-to-ceiling glazing creates a dramatic architectural focal point while allowing natural light to flow throughout the home
- Custom window coverings throughout, including motorized blinds on select windows, transom windows with ribbed privacy glass above interior doors, and Low-E triple-pane west-facing windows
- Covered lakeview terrace features frameless glass railings, fire rated tongue and groove soffit paneling, infrared heaters, recessed lighting, built-in Napoleon outdoor kitchen with granite countertops, pull-down privacy screen, integrated sound system, and propane fire table, motorized sun shades
- Covered lower terrace provides seamless indoor-outdoor living with panoramic lake views and direct access from the recreation room
- Engineered for hot tub, surrounded by natural vegetation, with the property extending to Dubbin Road for additional privacy and plenty of room to design your pool if desired
- Heated/cooled 4-car garage – oversized bay with vehicle lift system, interlocking flooring, utility sink, glass-panel overhead doors and abundant natural light
- 3 independent heating/cooling systems provide efficient climate control for each level of the home
- Beautifully landscaped grounds with irrigation, rock retaining walls, landscape lighting, covered front entry with porcelain tile, and paved parking

Inclusions

- Thermador induction cooktop
- Wolf oven, Wolf microwave
- Miele refrigerator
- Gaggenau dishwasher
- Fisher & Paykel dishwasher
- Sub-Zero freezer drawers x 2
- Marvel wine refrigerators x 2
- Electrolux washer and dryer
- Marvel wine chiller
- Whirlpool electric cooktop (suite)
- KitchenAid oven & microwave (suite)
- Whirlpool refrigerator & dishwasher (suite)
- LG stacking washer/dryer (suite)
- **Excluded:** Antique light fixture

Mechanical

- Armstrong Air Pro Series furnace x 3
- Lifebreath ventilation
- Armstrong Air A/C x 3
- 200-amp service panel, main house
- 100 amp service panel, suite
- John Wood ProLine hot water tank
- Nest and Honeywell Home thermostats
- Rain Bird irrigation system
- Fire suppression interior sprinkler system
- Suite has own electrical panel and meter

MAIN LEVEL

Foyer

- Spacious foyer finished with large-format porcelain tile and an elegant antique light fixture
- Immediate lake and mountain views create a memorable first impression
- Large closet with custom built-ins for everyday organization

Living Room

- Open-concept living space positioned to capture panoramic lake views
- Floor-to-ceiling windows flood the room with natural light
- Linear electric fireplace with television recess creates a pleasing focal point
- Tray ceiling with recessed lighting and integrated speakers enhances the entertaining atmosphere

Kitchen

- Contemporary Norelco-designed kitchen with clean-lined neutral cabinetry, contrasting warm wood accents, and ceiling-height storage
- Large 13-foot waterfall island finished in dramatic white quartz with integrated prep sink, island seating, and exceptional storage
- Black granite perimeter work surfaces, chevron tile backsplash, under-cabinet lighting, hidden coffee station, appliance garage, and dedicated filtered water tap create an exceptionally functional workspace
- Premium appliance package includes Thermador induction cooktop, Wolf oven and microwave, Miele refrigerator, Gaggenau dishwasher, Fisher & Paykel dishwasher drawer, Sub-Zero freezer drawers, and dual Marvel wine refrigerators

Dining

- Open dining area framed by panoramic lake and mountain views
- Custom built-in buffet with granite countertop and abundant storage
- Antique three-light pendant creates an elegant focal point while defining the dining space

Laundry/Mudroom

- Spacious 10-foot ceiling with custom cabinetry finished in soft neutral tones
- Quartz countertops and backsplash, undermount sink, built-in bench with storage, and full-height cabinetry maximize functionality
- Walk-in storage closet with custom organizers
- Direct garage access plus convenient laundry pass-through from the primary wardrobe

Primary Bedroom

- The primary bedroom showcases a boutique hotel-inspired design with porcelain flooring, a dramatic geometric feature wall, expansive west-facing lake views, custom walk-in closet with built-in organizers, antique pendant lighting, sliding barn-style access to the 5-piece ensuite and dressing area

Two Bathrooms

- 5-piece ensuite features porcelain tile flooring, full-length vanity with two under-mount glass sinks, white quartz countertops, warm wood cabinetry, integrated makeup station, illuminated round mirrors, freestanding soaker tub, oversized fully tiled walk-in shower with rain and handheld shower heads, built-in bench, and a Toto Washlet toilet
- 2-piece powder room features bold geometric wallpaper, floating vanity with neutral flat-panel cabinetry, black granite countertop, under-mount glass sink, under-cabinet lighting, and ribbed privacy glass transom window

LOWER LEVEL

Recreation Room

- Spacious room with 10-foot ceilings, tray ceiling detail and recessed lighting
- Custom entertainment wall featuring quartz countertop, integrated cabinetry, display shelving, and television recess
- Dedicated billiards area with architectural ceiling detail
- Large sliding glass doors open directly onto the covered lakeview terrace
- Integrated ceiling speakers complete the entertainment experience

Wet Bar

- Custom flat-panel cabinetry with quartz countertops and undermount sink
- Chevron glass tile backsplash and Marvel wine refrigerator

Gym

- Spacious fitness room with stained concrete floors and 9'5" ceilings
- Custom built storage cabinetry
- Separate storage room with mirrored glass doors
- Sliding glass doors provide direct outdoor access

Three Bedrooms

- The first bedroom features wide-plank flooring, a large south-facing window, (engineered for future direct access to the adjacent bathroom) with space available for a future closet. Currently used as home office
- The second bedroom features wide-plank flooring, beautiful lake and mountain views, custom walk-in closet with built-in organizers and drawers, and a private 3-piece ensuite
- The third bedroom features wide-plank flooring, panoramic lake views, spacious closet, and a private 4-piece ensuite

Three Full Bathrooms

- 3-piece ensuite features porcelain tile flooring, quartz vanity with under-mount sink, contemporary flat-panel cabinetry, and a fully tiled walk-in shower with transom window
- 4-piece ensuite features porcelain tile flooring, quartz vanity with under-mount sink, oversized fully tiled walk-in shower with built-in bench, handheld shower, frameless glass enclosure, and ribbed privacy glass transom window, free standing tub
- 3-piece bathroom features porcelain flooring, quartz vanity with under-mount sink, contemporary flat-panel cabinetry, and a fully tiled walk-in shower

Legal Suite - Kitchen

- Bright U-shaped kitchen with 10-foot ceilings and contemporary flat-panel cabinetry
- Quartz countertops, under-cabinet lighting, tile backsplash, and excellent workspace
- Whirlpool cooktop, KitchenAid built-in oven and microwave, Whirlpool refrigerator, and Whirlpool dishwasher
- Breakfast nook comfortably accommodates everyday dining

Legal Suite - Living Room

- Bright open living area with wide-plank flooring and expansive lake views
- Private entrance provides complete independence from the main residence
- Comfortable layout ideal for extended family or rental accommodation

Legal Suite - Two Bedrooms

- The primary bedroom features wide-plank flooring, panoramic lake views, spacious closet, and a private 3-piece ensuite
- The second bedroom features wide-plank flooring, two large windows, walk-in closet with wire shelving, and convenient access to its own 3-piece bathroo

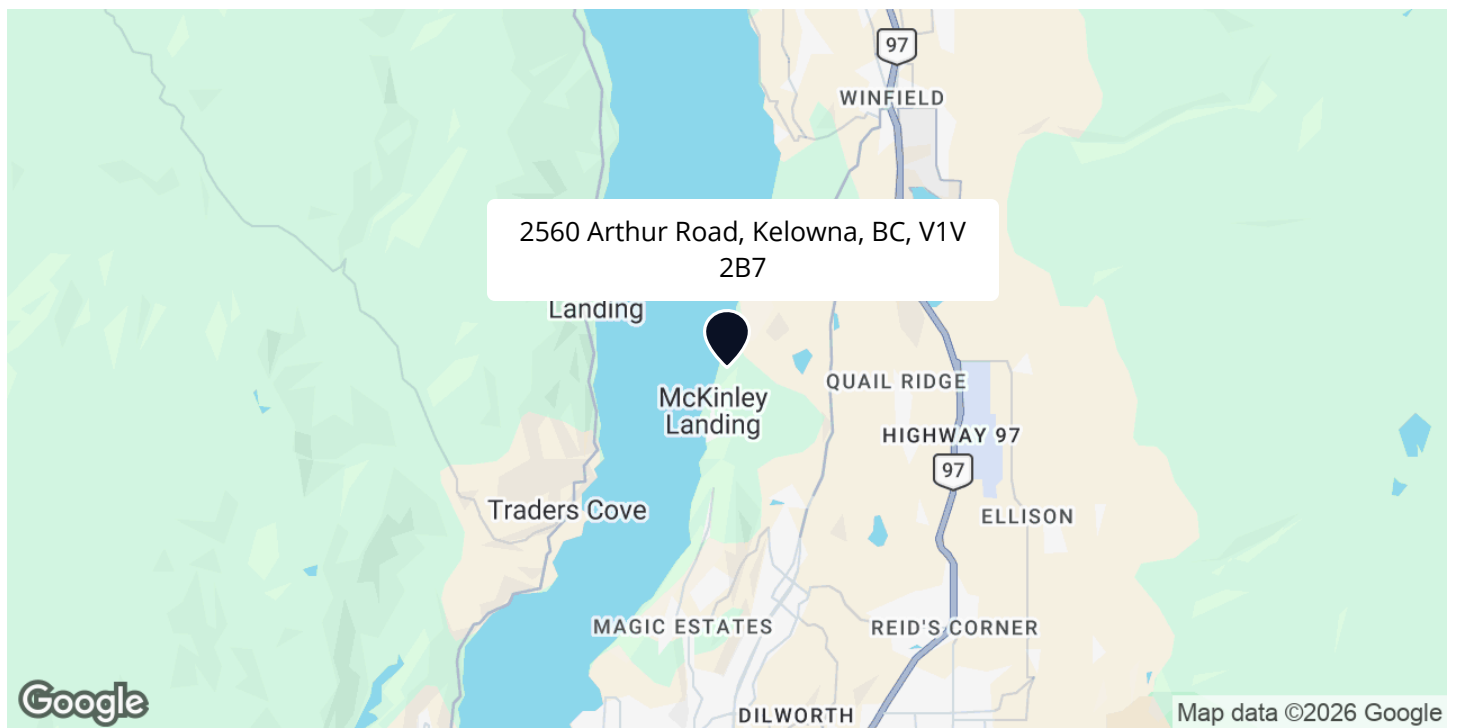
Legal Suite - Two Full Bathrooms

- 3-piece primary ensuite features tile flooring, white flat-panel vanity with quartz countertop, under-mount sink, and a fully tiled walk-in shower with frameless sliding glass enclosure
- 3-piece bathroom features tile flooring, white flat-panel vanity with quartz countertop, under-mount sink, large wall mirror, and a fully tiled marble-look walk-in shower with frameless sliding glass enclosure (accessible from both the main living area and second bedroom)

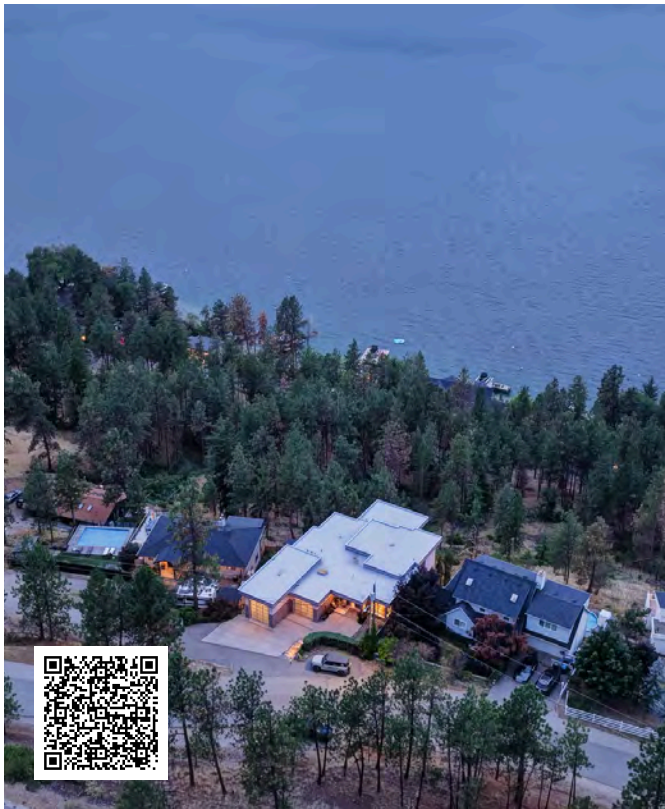
Legal Suite - Laundry/Furnace

- Stacking LG washer/dryer
- Individual furnace
- Plenty of storage for house keeping items

LOCATION



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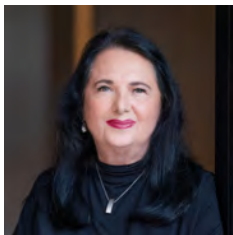


Perched Above Okanagan Lake
Luxury Home with Legal Suite

Every detail of this custom residence has been thoughtfully designed to elevate everyday living. From breathtaking lake views to world-class finishes, this is luxury without compromise.

—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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